

El Paso ISD • Facility Condition Assessment

State of School Facilities Report

Final March 2015



Prepared by:
JACOBS
777 Main Street
Fort Worth, Texas 76102

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STATE OF SCHOOL FACILITIES REPORT

Executive Summary • March 2015

El Paso Independent School District (EPISD or the District) recently commissioned Jacobs Project Management Co to conduct a comprehensive facilities condition assessment of every school campus facility within its jurisdiction. This assessment was completed in order to develop a facility master plan that will direct long-range capital planning for improvement efforts and investment across the District. In full implementation, this plan will help the District achieve its scholastic vision to produce skilled and productive students.

The assessment consisted of several data gathering components that culminate to provide options for future facility investment. These components included an assessment of the entire EPISD school facility portfolio, a capacity analysis, a facility condition assessment, a 5-year life cycle forecast, a peer review of EPISD enrollment projections, an overt stakeholder outreach effort, and facility options and recommendations development. Results from the assessment are summarized in this document, giving an overall picture of EPISD’s facilities.

EPISD facilities require significant investment. The facility condition assessment identified \$504 million in short term need, defined as the sum of \$239 million of current facility system deficiencies plus an additional \$265 million in system life cycle renewal needs over the next five years.

EPISD ASSESSMENT FINDINGS (2014 US\$)	
FACILITY DEFICIENCY COST (Current)	\$ 239.0 Million
5-YEAR LIFE CYCLE FORECAST	+ \$ 265.3 Million
TOTAL 5-YEAR NEED	= \$ 504.2 Million

These figures are expressed in 2014 dollars and represent the estimated cost of performing like-for-like repairs of all deficiencies visually observed by teams of technical professionals. These figures do not include the cost of new facilities, new building amenities, nor system upgrades (such as the incremental cost to upgrade evaporative cooling units with refrigerated air systems). This data provides a comprehensive snapshot of the absolute and relative condition of EPISD’s school facilities as methodically measured using a consistent, impartial, engineered approach.

It is important to note that these numbers do not represent recommended funding levels in and of themselves; rather this information is one of many data sources used in facility planning. Because of scarce resources, changing demographics, and new facility needs driven by today’s educational programs, the facility recommendations are never a direct translation of the condition assessment findings.

The industry-recognized Facility Condition Index (FCI) formula is employed to provide a general indicator of a building’s health, calculated by dividing the total cost of repairs into the total replacement cost. This ratio is usually expressed as a decimal value or percentage, and conceptually indicates ‘how broken’ a facility is. Because of the time lag implied by funding acquisition and capital project delivery, a Five-Year Projected FCI was used for planning purposes.

The five-year projected FCI for the EPISD school facility portfolio is calculated as .30, consistent with school districts with buildings of similar age profile across the US. The individual school projected FCI values span a wide range, from EPISD’s brand new facilities at 0 to older facilities in poor condition exceeding .50, at which point strong consideration is given to replacement over extensive repair. This districtwide



figure, and any individual campus FCI value, represents a weighted average of the FCIs of the buildings that comprise the campus or district as a whole. For example, a 4-year old cafeteria building constructed on a 75 year old site will have a significantly lower FCI than the original school building, and the campus FCI will be a number somewhere between the FCIs of each building depending on the relative magnitude of the repairs and replacement values.

It is important to note that EPISD's previous facility assessment performed in 2000 included assessment elements not included in this study, such as educational adequacy. Moreover, the 2000 study employed a different methodology that stressed wholesale replacement of entire building systems based on building age, regardless of observed condition and professional judgement of remaining useful life. This 2014 study yields a more detailed, actionable catalog of building deficiencies that will help the District prioritize maintenance and repairs of any school that remains in operation into the foreseeable future. The result of this dichotomy of assessment approach is that the FCIs in the 2000 study are higher in magnitude than in this 2015 study.

Due to downward student enrollment trends, EPISD facilities have significant excess capacity. The functional capacity of EPISD's permanent (non-portable) school facilities is calculated at more than 71,000 students. Meanwhile, current student enrollment is 59,000, projected to drop to 54,000 by 2019. This represents a districtwide surplus of 17,000 school seats, not including more than 7,000 capacity in temporary portable buildings. While many schools are projected to operate within reasonable utilization ranges, some schools can be classified as crowded at more than 125% utilization. Meanwhile, more than 30 schools fall below 70% utilization, with several falling below 60%, which implies inefficient utilization of operational expense, requiring the District expend its limited resources on fixed non-classroom costs such as utilities and maintenance of underutilized buildings.

Table of Contents

INTRODUCTION AND METHODOLOGY	1
FACILITY PORTFOLIO	5
CAPACITY ANALYSIS	6
FACILITY CONDITION ASSESSMENT AND LIFE CYCLE RENEWAL	7
SUMMARY OF FINDINGS & COMBINED 5-YEAR NEED	12
APPENDIX A - CAMPUS CONDITION SUMMARY	14
APPENDIX B - BUILDING CONDITION SUMMARY	17
APPENDIX C - CAPACITY SUMMARY	23



Acknowledgments

The team would like to extend our appreciation to the El Paso Independent School District (EPISD) for choosing our team to conduct this comprehensive assessment. We must thank the school principals, building engineers, teachers, facility planning department, and the entire EPISD staff who provided input, feedback, and guidance throughout this process. Moreover, the Facility Master Plan options development and final recommendations could not have been possible without the tireless volunteer work of the EPISD Facility Master Plan Steering Committee, who served as ambassadors to the community and facilitated an overt stakeholder outreach effort.

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Juan Cabrera, Superintendent
Thomas Miller, PhD, Deputy Supt of Operations and Administration
Nicholas Corona, P.E., Executive Director Facilities
Adrian Stresow, P.E., Dir Planning, Engineering, and Construction
Melissa Martinez, Executive Director Public Relations
Jose Lopez, Senior Research Analyst
Erika Siciliano, Administrative Assistant

CONSULTANT PROJECT TEAM

Paul Mills, Jacobs Project Management Co
David Sturtz, DeJong-Richter
Alex Boyer, DeJong-Richter
Mel Herrera, ECM International
Dr. William Wachtel, Educational Data Analysis

Introduction and Methodology

In order to support El Paso Independent School District's (EPISD or the District) scholastic vision, each campus facility must be well-equipped with appropriate learning spaces for students and faculty alike. A facility master plan should be developed to direct investment to achieve the District's vision, including associated goals and objectives. EPISD has embarked on a comprehensive assessment of every campus facility within its jurisdiction in order to develop this facility master plan for improvement efforts and investment.

This document summarizes the results of the 2015 comprehensive assessment for EPISD that provides options for future investment dollars. These components include a review of the entire facility portfolio, a capacity analysis, a facility condition assessment, a 5-year life cycle forecast, and a review of EPISD enrollment projections. Data are combined to formulate total district-wide investment needs for the next five years, which in turn can be used to develop a facility master plan and forecast future funding requirements.

The facility condition assessment contains detailed information associated with each building component, including the overall condition of school facilities, as well as life cycle forecasting information that attempts to identify future building and system needs. Updates to and/or the linking of computer-aided design (CAD) site or floor plans facilitated the calculation of capacity at schools. Other information collected during the educational adequacy assessments included an inventory of facility features that support the mission of the schools. Lastly, a peer review of the EPISD's enrollment projections was performed. All collected data is housed in the M·A·P·P·S™ assessment database for future access and analysis by the District. This database and application will be provided to the District at the conclusion of the assessment.

THE EPISD COMPREHENSIVE ASSESSMENT PROCESS

This report summarizes findings and results for each component of the EPISD comprehensive assessment. As shown in Figure 1 below, each individual assessment or data gathering exercise leads to the production of a list of needs over the next five years. This is used to finalize options for a facility master plan. Beyond the assessment, the process includes several community engagement meetings aimed at capturing information and reaction from important public sources.

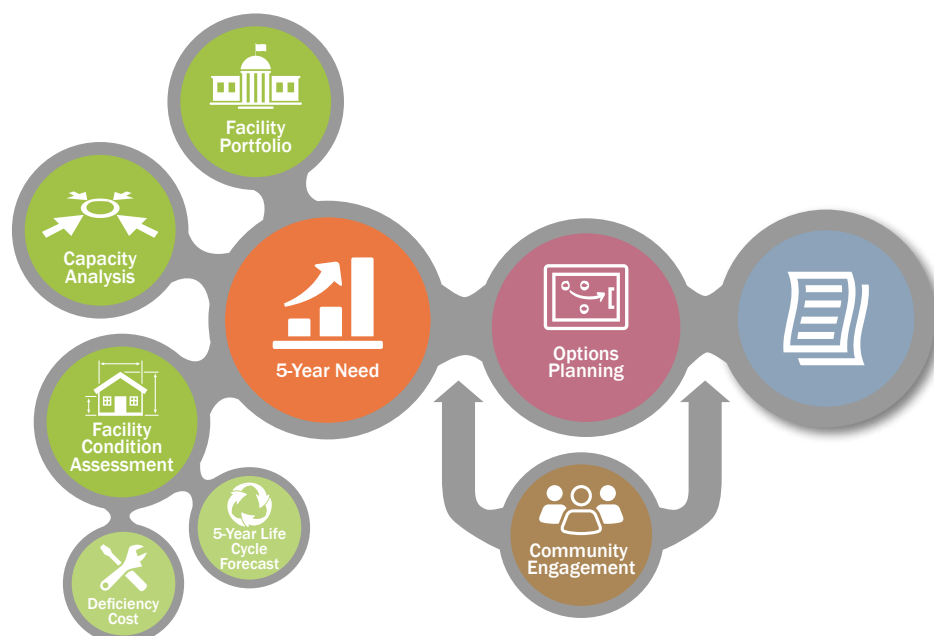


Figure 1: EPISD Comprehensive Assessment Process





COMPONENTS OF THE EPISD COMPREHENSIVE ASSESSMENT

Each comprehensive assessment component is described in further detail below.



Facility Portfolio

In order to produce accurate data regarding a district’s portfolio, a space inventory must be prepared. The Jacobs team achieved this by gathering EPISD’s site and floor plans for all buildings within its portfolio. During the initial stages of the assessment, data were collected, analyzed, and correlated for use throughout the remainder of the assessment to quantify deficiencies. Final results will be used for future facility management.



Capacity Analysis

A “functional capacity” approach was used to capture an inventory of all instructional spaces in their current use and determine the space utilization. At the elementary level, only rooms in which students receive their daily instruction were counted. Spaces dedicated to special instruction, such as music and art rooms, were not included as capacity spaces. At secondary levels, all instructional spaces were calculated into capacity with a utilization factor applied to allow for conference periods and other breaks in the instructional schedule. These capacity values are used to evaluate space utilization based on school type.



Facility Condition Assessment

The facility condition assessment evaluates each building’s overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. Two components of the facility condition assessment are combined to total the cost for facility need.

Architectural, mechanical and electrical engineering and structural building professionals observed conditions at the facilities in EPISD. Conditions were evaluated from a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, input provided by District Facilities and Maintenance staff was incorporated where applicable.

The two components are:



Facility Deficiency Cost

Facility deficiency costs are associated with bringing current systems and components back to a functional state as installed, but do not account for additional funds required to adapt facilities to new construction standards or address capacity.

5-Year Life Cycle Forecast



Life cycle data predicts future facility costs based on the expected remaining life of individual building systems (e.g., roofing, exterior, structural, interior, and more). While a particular building component may not require immediate replacement, it is quite possible for it to reach its end of useful life before or during the commencement of a planned capital construction project. This results in additional costs, which must be accounted for in the planning process.

Combined 5-Year Need



Combining the current condition repair costs with the 5-year life cycle renewal forecast indicates total District need. These figures represent the cost to repair deficient systems with like-for-like corrections that would bring the system to like new condition, and exclude any expansion for classroom additions or new construction for additional enrollment growth. Also, not included are costs for system upgrades (such as replacing an evaporative cooling unit with refrigerated air), programmatic changes, school consolidations,

and replacements. These items are determined as part of different scenarios developed during capital planning.

Options Planning



Based on information collected during the assessment, the District can begin to plan a facilities modernization program to address deteriorating buildings that are under or overutilized. Many different scenarios are possible that take into account facility condition, capacity, attendance zone utilization, and other factors to determine the future serviceability of facilities across the District. Each scenario will have a different impact on the actual cost related to facility condition improvements, 5-year life cycle costs, and costs of replacing some facilities in poor condition with new buildings. It is important to note that developing actual potential scenarios must involve reviewing these factors, as well as additional planning involving key stakeholders.

Facility Master Plan

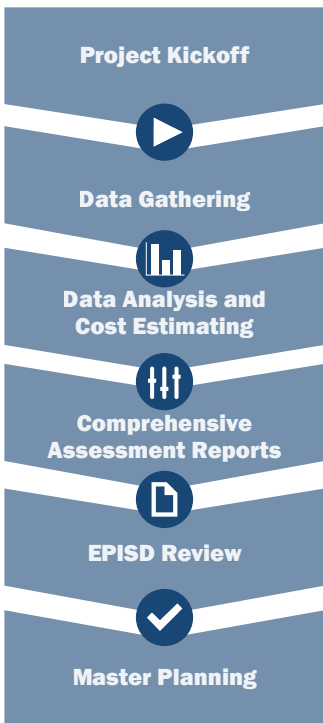


Once the results from the options planning process are vetted with the community, recommendations for a facility master plan will be compiled. This final report will outline an action for each of EPISD's facilities. Recommendations will be presented by priority and in phases showing which facilities should be addressed first, and then the subsequent order for remaining facilities. Approximate cost of renovations, additions, replacements, and new construction will be indicated for each facility.

The options planning and master planning exercises will be conducted at the close of the assessment.



FACILITY CONDITION ASSESSMENT METHODOLOGY



ASSESSMENT METHODOLOGY

The EPISD comprehensive assessment utilized a five-step methodology summarized below.

- 1. Project Kickoff:** The EPISD comprehensive assessment began in January 2013 with a kickoff meeting to establish goals and objectives.
- 2. Facility Assessment Standards:** Jacobs worked with EPISD staff to develop facility assessment standards based on District requirements, modern school construction guidelines, previous experience, and the Texas Education Agency (TEA) requirements.
- 3. Data Gathering:** For on-site assessments, the teams were organized into two groups that included space inventory teams and facility condition assessment teams.
 - » Space inventory and capacity assessment teams were organized to conduct an inventory of instructional spaces and current use for the capacity analysis. Floor plans were checked for accuracy and updated by the teams as necessary to ensure accurate representation.
 - » Facility condition assessment teams evaluated each building's general condition. They visited each facility and completed assessment forms identifying current deficiencies at each location, and estimated the remaining useful life for building systems and subsystems that were not deficient. Each team consisted of an architect and a mechanical/electrical/plumbing expert. A structural engineer was called in as needed to address identified structural concerns.
- 4. Data Analysis and Cost Estimating:** Following the assessments, collected data were reviewed and entered into the M·A·P·P·S™ assessment and capital planning database.
- 5. Comprehensive Assessment Meetings and Reports:** A formal preliminary findings review meeting with facility planning staff was conducted. Results from the comprehensive assessment were presented, and condition and life cycle costs were evaluated based on these results. Where necessary, District staff provided valuable input identifying additional need not addressed in the assessment findings.
- 6. EPISD Review:** District staff reviewed findings and provided valuable input identifying additional need not addressed in the assessment findings and projects identified in the assessment that had already been addressed by the District. EPISD also identified additional capital needs outside of the scope of the assessment, which were incorporated into project options and recommendations.

Master Planning: Data compiled in this assessment was utilized in long-term facility master planning. Often, before identifying a funding stream or acquiring funding, a district will choose to plan a capital improvement program utilizing facility condition assessment data. By developing decisions based on the prioritization and categorization of needs identified during the assessment, a district can begin planning with an objective foundation for long-term decision making. Combining assessment data with enrollment projections, capacity and utilization data, geographical information data, and community input will help facilitate the development of achievable, long-range options. Such options may include renovations, new construction, school consolidation, attendance area realignment, and possible facility closures.

Facility Portfolio

The assessment included approximately 10 million square feet (sq sf) of permanent school buildings and 329 thousand sq ft of temporary buildings on 91 campuses. EPISD properties include 14 high school campuses (counting the 10 comprehensive high schools and 4 specialty high school programs), 73 elementary, K-8, and middle school campuses, and 4 alternative and specialty education campuses. Table 1 summarizes the portfolio of permanent and temporary buildings for the entire District. Figure 2 summarizes the breakdown of square footage by school or facility type and shows that EPISD’s educational space is primarily balanced between the three primary types of educational campuses – elementary, middle, and high school campuses.

Table 1: EPISD Facility Portfolio

School/Facility Type	Campuses	Permanent Buildings		Temporary Buildings		
		Count	Total Sq Ft	Count	Total Sq Ft	
Elementary Schools	ES	57	174	4,219,933	225	194,400
K-8 Schools	K-8	1	3	137,196	3	2,592
Middle Schools	MS	15	75	2,147,897	59	50,976
High Schools	HS	14	127	3,271,654	94	81,216
Alt/Other	AE (Alternative Education)	4	4	114,033	0	-
Total		91	383	9,890,713	381	329,184

BUILDING AGE

Over 1/3 of EPISD’s school building portfolio (by sq ft) is more than 45 years old, and another 1/3 is between 25 years and 45 years old. While EPISD has done a noble job maintaining these buildings with limited resources, this age profile represents the building life cycles when significant capital renewal is required in order to maintain safe, cool, dry school operations, and underlines the costs in the assessment findings. Many of EPISD’s school were constructed quickly during the post-war baby boom era, which consistently exhibit rapid deterioration at their current ages.

Moreover, a majority of EPISD’s schools were built under dramatically different design specs than the 21st Century schools that suit the collaborative and multi-modal teaching pedagogies used today. In previous studies, EPISD has measured the educational adequacy of its schools, driving recent school reconstruction projects versus renovations.

Figure 3 illustrates the EPISD building age breakdown.

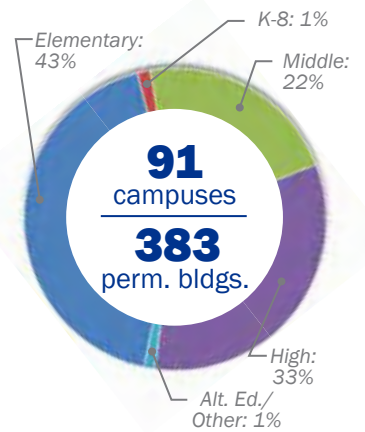


Figure 2: Breakdown of Permanent Square Footage by School Type

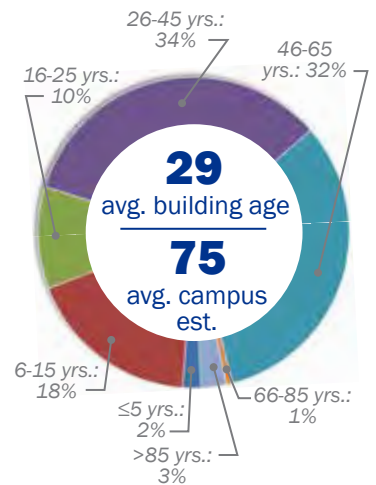


Figure 3: Building Age of EPISD Facilities



Capacity Analysis

The capacity of a school reflects how many students the school’s physical facility can effectively serve. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity which once had been assigned to a building is greater than what can be reasonably accommodated today. That is primarily due to a change in how programs are currently delivered.

During the past thirty years, programs in a public school system and the manner in which they are delivered have changed significantly. Repeated arguments are heard that “This school was able to accommodate 600 students thirty years ago and now you are saying it can only accommodate 400 students today. How can this be the case?” Persons making these statements often do not realize that when the building was originally constructed, the average class size tended to be higher than current student loading levels, the music program was being held on the stage, the teacher provided art on a cart, there were no computer labs, the Kindergarten program was only half-day, and students with severe challenges and special education needs were in separate facilities.

Historically, building capacity in many districts has been calculated based upon the number of general classrooms in elementary schools, the number of core instructional suites in middle schools, and the number of classrooms with a scheduling factor applied for high schools. This approach is referred to as the “design capacity” of the building. This methodology is rigid and does not accommodate district sponsored programs.

To determine capacity in EPISD for this effort, a “functional capacity” approach was employed. To calculate functional capacity, an inventory of current use was collected for all spaces. Because the assessment methodology included a comprehensive space inventory linked to scales CAD drawings, consistent area-adjustments for classrooms beneath standard sizes were made, yielding more reasonable capacity calculations. At the elementary level, rooms where students receive their standard daily instruction were counted as capacity, while spaces dedicated to special instruction such as gyms, computer labs, music, and art rooms did not affect capacity. Special education rooms were used in capacity calculations but at a reduced student per room rate. At secondary levels, all instruction spaces were figured into capacity calculations with a factor applied to allow for conference periods and other breaks in the instructional schedule. Again, in middle and high schools, special education rooms were incorporated but at a lower student count per room.

Table 2 shows capacity totals by school type across all campuses. The functional capacity of EPISD’s permanent (non-portable) school facilities is calculated at more than 71 thousand students. Meanwhile, current student enrollment is 59 thousand, projected to drop to 54 thousand by 2019. This represents a districtwide surplus of 17 thousand school seats, not including more than 7 thousand capacity in temporary portable buildings. The overall average utilization of EPISD schools in 2014 is 83 percent, which is on par with standard industry utilization, but a blended average does not reveal that some schools can be classified as crowded at more than 125% utilization, and more than 30 schools fall below 70% utilization, with several falling below 60%, which implies inefficient utilization of operational expenses such as utilities and maintenance of underutilized buildings. See Appendix C for the capacity summary by school.

Table 2: Capacity Summary for EPISD

School/Facility Type	Enrollment		Capacity			Utilization	
	A	B	C	D	E = C - B	F = A / C	G = B / C
	2014 Current Enrollment	2019 Projected Enrollment	Permanent Capacity	Temporary Capacity	Projected Surplus Capacity	2014 Utilization, Current	2019 Utilization, Projected
Elementary Schools	29,511	27,224	34,604	4,661	7,381	85%	79%
K-8 Schools	706	625	1,184	63	558	60%	53%
Middle Schools	12,256	11,524	17,366	1,254	5,841	71%	66%
High Schools	16,668	14,543	17,894	2,936	3,351	93%	81%
Total	59,142	53,916	71,047	8,913	17,131	83%	76%

Facility Condition Assessment and Life Cycle Renewal

FACILITY CONDITION ASSESSMENT SUMMARY

A facility condition assessment evaluates the general health of physical facilities by identifying and prioritizing deficiencies that require correction for long-term use of the campus. Observations are typically organized into civil, architectural, structural, mechanical, electrical, plumbing, and roofing disciplines.

The facility condition assessment at EPISD included a comprehensive evaluation that assessed both current deficiencies and building system life cycles. At the conclusion of the building assessment, deficiencies were compiled to develop repair costs for each facility.

Life cycle analysis typically looks at the ages of systems in a building to forecast system replacement as it reaches the end of its serviceable life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a life cycle system replacement might be a roof with a 20-year life that has been in place for 15 years and may be in need of replacement in five years. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

All members of the survey team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified priorities for repair. Published checklists and definitions were used for consistency and completeness of data among the different survey teams. Digital photos were taken at each school to better identify significant deficiencies. Following the assessment, a separate data analysis and estimating team entered the identified deficiencies, using a specific code structure to ensure accuracy, into the M·A·P·P·S™ assessment and capital planning database.

FACILITY DEFICIENCY PRIORITY LEVELS

Facility deficiencies were compiled into a list for all facilities in the District's portfolio. Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

- **Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically include items related to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency may be a fire alarm system replacement.
- **Priority 2 – Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.
- **Priority 3 – Short-Term Conditions:** Deficiencies that are necessary to the mission of the school, but may not require immediate attention. These items should be considered necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility. Examples of Priority 3 items include site improvements and plumbing deficiencies.
- **Priority 4 – Long-Term Requirements:** Items or systems which are likely to require attention within the next five years or would be considered an improvement to the instructional environment. The improvements may be aesthetic or may provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.
- **Priority 5 – Enhancements:** These items are deficiencies that are aesthetic in nature or are considered enhancements. Typical deficiencies in this priority may include repainting,



FACILITY DEFICIENCY PRIORITY LEVELS

- 1** Mission Critical Concerns
- 2** Indirect Impact to Educational Mission
- 3** Short-Term Conditions
- 4** Long-Term Requirements
- 5** Enhancements

recarpeting, improved signage, or other items that provide for an improved facility environment. These items may be optional to the district, but are generally included under a comprehensive renovation project plan.

Table 3 depicts schools or facility type and their associations, in dollars, by priority level. These amounts include facility condition-related deficiencies. The table indicates that the majority of total deficiencies are Priority 2 and 3, which is typical for similar assessments

Table 3: EPISD Building Type Deficiencies by Priority Level

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Schools						
Elementary Schools	10,330,089	28,639,440	28,919,877	15,190,179	9,628,223	92,707,809
K-8 Schools	20,668	1,107,789	2,857,452	1,632,083	1,459,839	7,077,831
Middle Schools	5,308,013	12,468,482	14,832,374	6,605,220	5,842,344	45,056,432
High Schools	11,491,677	28,452,076	24,629,065	17,356,391	8,199,533	90,128,743
Alt/Other	764,804	1,494,601	877,405	583,511	270,474	3,990,795
Total	\$ 27,915,252	\$ 72,162,387	\$ 72,116,174	\$ 41,367,384	\$ 25,400,414	\$ 238,961,610

FACILITY DEFICIENCY BY BUILDING SYSTEM

Facility deficiencies are divided into 12 industry-standard building systems with multiple subsystems and subsystem types. The 12 systems include:

- Site
- Roofing
- Exterior
- Structural
- Interior
- HVAC
- Plumbing
- Electrical
- Fire and Life Safety
- Technology
- Conveyances
- Specialties

Table 4 shows building system type and their associations, in dollars, by priority. Over 73% percent of building condition needs are related to roofs, exterior envelope, and interior systems such as doors, floors and ceilings. Heating, ventilation, and air conditioning (HVAC) systems, represent 8% as like for like replacement of EPISD's thousands of evaporative cooling units, but increases significantly if the District proceeds with upgrades to refrigerated air.

Table 4: EPISD Building System Deficiencies by Priority Level

Building System	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Interior	\$ -	\$ 3,779,831	\$ 45,194,295	\$ 8,923,244	\$ 9,211,018	\$ 67,108,389
Roofing	\$ 26,171,827	\$ 3,145,158	\$ 8,055,414	\$ 3,149,587	\$ 13,189	\$ 40,535,176
Exterior	\$ 23,355	\$ 31,869,588	\$ 2,697,328	\$ 1,104,384	\$ 1,613,666	\$ 37,308,321
Site	\$ -	\$ -	\$ 3,589,285	\$ 13,427,267	\$ 13,250,114	\$ 30,266,667
Mechanical	\$ -	\$ 10,067,819	\$ 6,517,064	\$ 3,273,290	\$ 181,808	\$ 20,039,981
Electrical	\$ 46,581	\$ 15,530,665	\$ 1,351,078	\$ 1,769,860	\$ -	\$ 18,698,185
Specialties	\$ 1,011,225	\$ 2,268,817	\$ 916	\$ 8,355,613	\$ 560,366	\$ 12,196,937
Plumbing	\$ 87,513	\$ 6,787	\$ 4,436,521	\$ 1,327,960	\$ 93,851	\$ 5,952,632
Fire and Life Safety	\$ 429,922	\$ 2,919,420	\$ 6,486	\$ -	\$ -	\$ 3,355,829
Other	\$ -	\$ 2,447,434	\$ -	\$ 24,710	\$ -	\$ 2,472,144
Technology	\$ -	\$ -	\$ -	\$ 11,468	\$ 475,378	\$ 486,846
Conveyances	\$ -	\$ 126,867	\$ 267,786	\$ -	\$ 1,023	\$ 395,676
Structural	\$ 144,828	\$ -	\$ -	\$ -	\$ -	\$ 144,828
Total	\$ 27,915,252	\$ 72,162,387	\$ 72,116,174	\$ 41,367,384	\$ 25,400,414	\$ 238,961,610

LIFE CYCLE RENEWAL

The final component of the assessment is the life cycle renewal forecast. The life cycle of building systems and components plays a major role in properly developing a long-range master facilities plan. During the facilities condition assessment, all major building systems were inspected. If the assessor identified a need for immediate replacement, a deficiency was created with the associated repair costs for the particular item. The identified deficiency contributes to the total current repair costs for a given facility.

However, capital planning scenarios occur over a number of years, as opposed to being constrained to immediate repairs. Construction projects may be initiated several years after the initial facility condition assessment. Hence, it is necessary to forecast any future costs associated with a facility beyond the current year repair costs. This is accomplished by utilizing a 5-year life cycle renewal forecast model.

Life cycle renewal may be defined as the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

Facilities are divided into 11 industry-standard building systems that have life cycle renewal needs, with multiple subsystems and subsystem types. The 11 systems include:

- Site
- Roofing
- Exterior
- Interior
- HVAC
- Electrical
- Plumbing
- Fire and Life Safety
- Technology
- Conveyances
- Specialties

Life cycle data for EPISD was obtained during the facility condition assessment and is shown in Tables 5 and 6 below, categorized by system type and by building type, respectively. The total forecasted 5-year life cycle forecast for repair costs over a 5-year period is \$504 million.

Table 5: 5-year Life Cycle Forecast by Building System

Building System	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	Deficiency	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Interior	67,108,389	-	4,528,218	8,049,913	23,028,610	6,429,887	43,222,144	6,535,717	16,390,834	32,823,109	8,349,581	216,466,402
Roofing	40,535,176	-	315,497	1,163,200	2,594,149	5,271,328	303,111	1,918,288	1,827,922	124,023	12,579,883	66,632,577
Exterior	37,308,321	-	505,729	1,436,400	5,948,931	6,104,588	7,620,808	2,578,690	10,694,509	3,041,351	18,682,926	93,922,253
Site	30,266,667	-	17,457	4,466,401	1,662,034	1,677,310	557,872	6,700,506	15,181,363	-	3,110,700	63,640,310
Mechanical	20,039,981	-	919,357	773,113	19,916,766	35,578,876	34,673,614	79,876	21,225,614	243,156	31,846,251	165,296,604
Electrical	18,698,185	-	-	3,547	32,223	87,304,975	6,713	-	8,455,556	-	22,364,051	136,865,250
Specialties	12,196,937	-	-	1,200,814	708,026	774,125	18,142,003	-	755,207	-	1,656,740	35,433,852
Plumbing	5,952,632	354,196	304,393	1,545,977	332,214	4,497,525	16,650,916	644,120	117,616	19,157,902	1,693,445	51,250,936
Fire and Life Safety	3,355,829	-	49,551	29,238,482	-	-	7,686,489	-	-	622,101	396,014	41,348,466
Other	2,472,144	-	-	-	-	-	-	-	-	-	-	2,472,144
Technology	486,846	-	29,847	-	8,151,361	69,378	-	-	2,021,810	-	101,348	10,860,590
Conveyances	395,676	-	-	-	-	289,966	2,029,877	-	-	-	779,580	3,495,099
Structural	144,828	-	-	-	-	-	-	-	-	-	-	144,828
Total	238,961,610	354,196	6,670,049	47,877,847	62,374,314	147,997,958	130,893,547	18,457,197	76,670,431	56,011,642	101,560,519	887,829,310
Cumulative	238,961,610					504,235,974					887,829,310	

Table 6: 5-year Life Cycle Forecast by Building Type

Type	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	Deficiencies	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Schools												
Elementary Schools	92,707,809	-	2,568,877	17,290,755	22,066,795	57,615,820	48,988,121	6,574,053	31,890,632	23,980,108	41,220,629	252,195,790
K-8 Schools	7,077,831	-	267,246	756,720	903,711	2,320,656	2,354,535	201,285	1,631,456	672,557	843,563	9,951,729
Middle Schools	45,056,432	-	1,084,360	9,736,098	19,370,518	32,284,285	25,468,062	3,435,552	14,449,145	10,369,184	22,505,037	138,702,241
High Schools	90,128,743	354,196	2,726,178	19,625,441	19,659,028	55,198,955	52,888,514	8,001,567	27,893,881	20,435,344	35,015,572	241,798,676
Alt/Other	3,990,795	-	23,388	468,833	374,262	578,242	1,194,315	244,740	805,317	554,449	1,975,718	6,219,264
TOTAL	238,961,610	354,196	6,670,049	47,877,847	62,374,314	147,997,958	130,893,547	18,457,197	76,670,431	56,011,642	101,560,519	848,867,700
Cumulative	238,961,610					504,235,974					887,829,310	

FACILITY CONDITION INDEX

Total Building Repair Cost



Total Replacement Cost



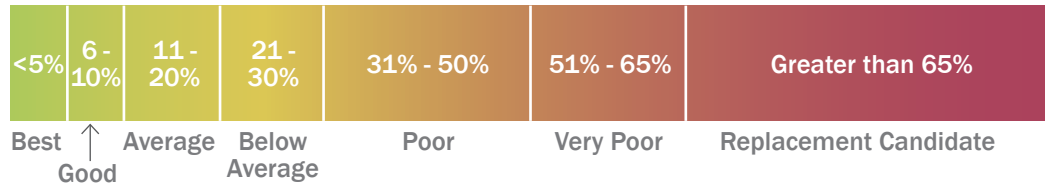
Facility Condition Index (FCI)

FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. A campus-level FCI encompasses the site and the combination of all structures belonging to that campus. Because of the time lag implied by funding acquisition and capital project delivery, a Five-Year Projected FCI was used for planning purposes.

An economic analysis generally suggests that FCIs over 65 percent represent the point where facilities should be considered for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost of replacing that facility.

Figure 5: FCI Rating Scale



It is important to note that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussions in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur. Other factors such as historical significance, community sentiment, and enrollment trends will create additional variables for replacement consideration.

FCI BY CAMPUS

Table 7 and Figure 6 show the range of Projected FCIs at the campus level within EPISD.

Table 7: FCI by Campus

FCI	Campuses	Area
<10%	18	1,808,847
10-19%	15	1,768,697
20-29%	14	1,395,464
30-39%	16	1,768,577
40-49%	16	1,813,402
50-59%	9	1,093,774
60-69%	2	206,108
70-79%	1	35,844
80-89%	-	-
90-100%	-	-
>100%	-	-
Total	91	9,890,713

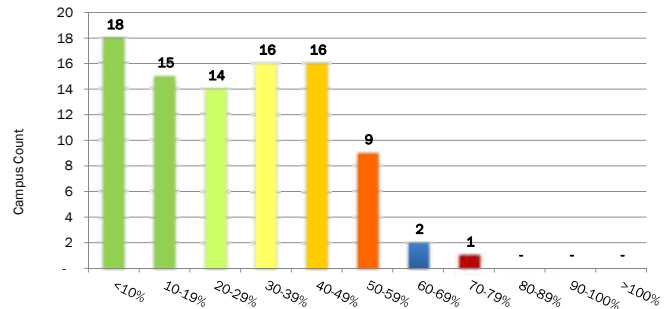


Figure 6: Campus FCI Range

The five-year projected FCI for the EPISD school facility portfolio is calculated as .30, consistent with school districts with buildings of similar age profile across the US. Over the past decade, the District has made significant investment in new schools and additions, as shown in the number of campuses in the Best to Good category. However, the majority of the portfolio falls into Average and Poor categories, with a handful of schools in Very Poor condition. The individual school Projected FCI values span a wide range, from EPISD's brand new facilities at 0 to older facilities in poor condition exceeding .50, at which point strong consideration is given to replacement over extensive repair. Individual campus Projected FCI values for each campus are found in Appendix A Campus Condition Summary.

FCI BY BUILDING

Table 8 and Figure 7 show the range of FCIs at the building level within EPISD. Similar to the campus level table above, this chart counts individual buildings by Projected FCI. The data indicates that less than half of EPISD buildings have a Projected FCI of 20 percent or less. It is important to note that many individual buildings with FCIs of 60 percent or greater are abandoned custodial and auxiliary utility buildings that don't house students. A building condition summary is found in Appendix B.

Table 8: FCI by Building Area

FCI	Perm Buildings	Area
<10%	116	2,764,921
10-19%	47	1,544,828
20-29%	59	1,315,677
30-39%	45	1,395,507
40-49%	56	1,397,621
50-59%	32	1,036,701
60-69%	16	286,415
70-79%	6	90,623
80-89%	3	44,514
90-100%	1	561
>100	2	13,345
Total	383	9,890,713

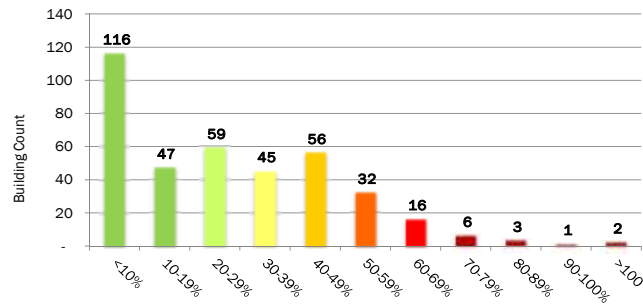


Figure 7: Building FCI Range



Summary of Findings & Combined 5-Year Need

Findings of the EPISD comprehensive assessment are fully detailed in the following sections. These findings have been summarized to give a clear picture of the state of EPISD's facilities over the next five years. Summarized findings presented below give a quick glance of overall summary information.

The facility condition assessment identified \$504 million in short term need, defined as the sum of \$239 million of current facility system deficiencies plus an additional \$265 million in system life cycle renewal needs over the next five years. Over 73% percent of building condition needs are related to roofs, exterior envelope, and interior systems such as doors, floors and ceilings. Heating, ventilation, and air conditioning (HVAC) systems, represent 8% as like for like replacement of EPISD's thousands of evaporative cooling units, but increases significantly if the District proceeds with upgrades to refrigerated air.

The five-year projected FCI for the EPISD school facility portfolio is calculated as .30, consistent with school districts with buildings of similar age profile across the US. The individual school projected FCI values span a wide range, from EPISD's brand new facilities at 0 to older facilities in poor condition exceeding .50, at which point strong consideration is given to replacement over extensive repair. This districtwide figure, and any individual campus FCI value, represents a weighted average of the FCIs of the buildings that comprise the campus or district as a whole. For example, a 4-year old cafeteria building constructed on a 75 year old site will have a significantly lower FCI than the original school building, and the campus FCI will be a number somewhere between the FCIs of each building depending on the relative magnitude of the repairs and replacement values.

It is important to note that EPISD's previous facility assessment performed in 2000 included assessment elements not included in this study, such as educational adequacy. Moreover, the 2000 study employed a different methodology that stressed wholesale replacement of entire building systems based on building age, regardless of observed condition and professional judgement of remaining useful life. This 2014 study yields a more detailed, actionable catalog of building deficiencies that will help the District prioritize maintenance and repairs of any school that remains in operation into the foreseeable future. The result of this dichotomy of assessment approach is that the FCIs in the 2000 study are higher in magnitude than in this 2015 study.

The functional capacity of EPISD's facilities was determined by performing an inventory of the current use of spaces across all campuses. By comparing the functional capacity to current and projected enrollment, the District can make decisions to best utilize its schools. **Due to downward student enrollment trends, EPISD facilities have significant excess capacity.** The functional capacity of EPISD's permanent (non-portable) school facilities is calculated at more than 71 thousand students. Meanwhile, current student enrollment is 59 thousand, projected to drop to 54 thousand by 2019. This represents a districtwide surplus of 17 thousand school seats, not including more than 7 thousand capacity in temporary portable buildings. While many schools are projected to operate within reasonable utilization ranges, some schools can be classified as crowded at more than 125% utilization. Meanwhile, more than 30 schools fall below 70% utilization, with several falling below 60%, which implies inefficient utilization of operational expense, requiring the District expend its limited resources on fixed non-classroom costs such as utilities and maintenance of underutilized buildings.

Table 9 presents the current facility deficiencies, along with the 5-year life cycle renewal forecast projecting future costs by facility type. Combining the current need with the next five years of anticipated life cycle renewal forecast indicates EPISD's need is approximately \$504 million in facility-related improvements. These figures exclude any classroom additions or new construction for additional enrollment growth or program expansion.

Table 9: Combined 5-Year Need

School Type	Current Deficiencies	5-Year Life Cycle	TOTAL
Elementary Schools	92,707,809	99,542,247	192,250,056
K-8 Schools	7,077,831	4,248,333	11,326,164
Middle Schools	45,056,432	62,475,261	107,531,693
High Schools	90,128,743	97,563,798	187,692,541
Alt/Other	3,990,795	1,444,725	5,435,520
TOTAL	238,961,610	265,274,364	504,235,974

Appendix A - Campus Condition Summary

The following charts provide a summary for each campus showing the total campus area (in square footage), facility condition cost, 5-year life cycle cost, total replacement cost, and projected facility condition index.

A	B	C	D	E	F	G	H = (E + F) / G
Num	Campus Name	Year Opened	Total Area (SF)	Current Deficiency Cost	5-Year Life Cycle Cost	Total Replacement Cost	Projected FCI

Elementary Schools

102	Alta Vista Elementary School	1912	66,129	\$ 4,205,791	\$ 2,199,954	\$ 11,832,462	0.54
103	Aoy Elementary School	2006	104,786	\$ 724,739	\$ 1,900,852	\$ 18,749,358	0.14
104	Beall Elementary School	1962	71,513	\$ 1,442,132	\$ 1,313,387	\$ 12,795,820	0.22
105	Bliss Elementary School	1958	72,543	\$ 3,126,782	\$ 1,071,521	\$ 12,980,118	0.32
106	Bonham Elementary School	1954	41,537	\$ 1,929,802	\$ 874,432	\$ 7,432,215	0.38
107	Burleson Elementary School	1951	69,635	\$ 2,269,419	\$ 2,623,572	\$ 12,459,790	0.39
108	Burnet Elementary School	1955	46,244	\$ 2,808,075	\$ 1,777,126	\$ 8,274,439	0.55
109	Clardy Elementary School	1954	71,969	\$ 5,082,750	\$ 2,412,523	\$ 12,877,413	0.58
110	Coldwell Elementary School	1930	62,719	\$ 3,156,951	\$ 2,855,558	\$ 11,222,311	0.54
111	Cooley Elementary School	1952	103,247	\$ 2,552,361	\$ 2,620,726	\$ 18,206,843	0.28
112	Crockett Elementary School	1920	91,983	\$ 5,590,270	\$ 3,755,693	\$ 16,458,518	0.57
113	Crosby Elementary School	1958	77,156	\$ 2,389,999	\$ 3,138,677	\$ 13,805,523	0.40
114	Douglass Elementary School	1920	83,994	\$ 1,081,335	\$ 1,751,294	\$ 15,029,046	0.19
115	Dowell Elementary School	1959	51,124	\$ 1,441,341	\$ 3,063,045	\$ 9,147,617	0.49
116	Fannin Elementary School	1963	65,371	\$ 2,933,092	\$ 2,391,613	\$ 11,696,833	0.46
119	Hawkins Elementary School	1942	55,161	\$ 2,339,447	\$ 1,692,340	\$ 9,869,957	0.41
121	Hillside Elementary School	1950	70,363	\$ 1,616,982	\$ 1,164,340	\$ 12,590,052	0.22
123	Hughey Elementary School	1953	91,003	\$ 1,546,025	\$ 1,207,777	\$ 16,283,166	0.17
125	Lamar Elementary School	1962	78,019	\$ 1,628,712	\$ 3,021,397	\$ 13,959,939	0.33
130	Mesita Elementary School	2007	99,774	\$ 98,957	\$ 230,783	\$ 17,852,562	0.02
131	Milam Elementary School	1953	54,658	\$ 1,896,919	\$ 2,583,565	\$ 9,779,956	0.46
133	Newman Elementary School	1960	76,672	\$ 6,107,676	\$ 2,727,647	\$ 13,718,920	0.64
134	Park Elementary School	1961	51,229	\$ 258,513	\$ 129,637	\$ 2,506,094	0.15
135	Putnam Elementary School	1959	53,618	\$ 2,290,859	\$ 1,926,033	\$ 9,593,868	0.44
136	Roberts Elementary School	1961	73,609	\$ 1,804,304	\$ 2,726,321	\$ 13,170,858	0.34
138	Rusk Elementary School	1915	70,005	\$ 3,698,710	\$ 3,423,757	\$ 12,525,994	0.57
140	Schuster Elementary School	1963	35,844	\$ 2,464,499	\$ 2,249,056	\$ 6,413,567	0.73
141	Stanton Elementary School	1959	62,507	\$ 1,192,306	\$ 2,553,438	\$ 11,184,377	0.33
142	Collins Elementary School	1979	66,801	\$ 3,212,371	\$ 2,661,537	\$ 11,952,702	0.49
143	Travis Elementary School	1950	69,436	\$ 123,209	\$ 1,606,942	\$ 12,424,183	0.14
144	Vilas Elementary School	1909	61,855	\$ 453,534	\$ 229,895	\$ 11,067,715	0.06
146	Western Hills Elementary School	2006	77,904	\$ 26,265	\$ 622,383	\$ 13,939,362	0.05
147	White Elementary School	1968	95,073	\$ 638,233	\$ 326,387	\$ 17,011,411	0.06
148	Zavala Elementary School	1927	51,108	\$ 1,973,368	\$ 2,086,755	\$ 9,144,754	0.44
149	Clendenin Elementary School	1966	64,411	\$ 1,600,673	\$ 2,593,516	\$ 11,525,060	0.36
150	Lee Elementary School	1982	74,041	\$ 968,300	\$ 1,644,029	\$ 12,011,392	0.22
151	Cielo Vista Elementary School	1968	60,556	\$ 1,381,279	\$ 1,771,482	\$ 10,835,285	0.29
153	Whitaker Elementary School	1987	73,082	\$ 2,312,398	\$ 3,285,609	\$ 12,835,723	0.44
155	Johnson Elementary School	1974	81,330	\$ 1,225,900	\$ 2,574,378	\$ 14,552,377	0.26
156	Rivera Elementary School	1975	64,251	\$ 725,212	\$ 2,474,458	\$ 11,496,431	0.28
158	Bradley Elementary School	1981	53,571	\$ 2,101,615	\$ 2,362,130	\$ 9,585,459	0.47
159	Polk Elementary School	1981	60,452	\$ 411,906	\$ 1,739,475	\$ 10,533,788	0.20
160	Bond Elementary School	1981	74,860	\$ 3,589,400	\$ 1,756,178	\$ 13,394,700	0.40
161	Nixon Elementary School	1991	76,086	\$ 419,260	\$ 1,400,742	\$ 12,145,948	0.15
162	Green Elementary School	1993	85,627	\$ 1,863,209	\$ 2,437,481	\$ 15,321,239	0.28
163	Guerrero Elementary School	1992	87,309	\$ 915,169	\$ 583,132	\$ 14,385,434	0.10
165	Barron Elementary School	2002	84,013	\$ 70,215	\$ 1,293,526	\$ 15,032,445	0.09
166	Kohlberg Elementary School	1998	85,643	\$ 598,015	\$ 1,850,549	\$ 13,159,765	0.19
167	Moreno Elementary School	2000	87,564	\$ 41,852	\$ 511,147	\$ 15,667,826	0.04
168	Tippin Elementary School	2004	87,894	\$ 25,261	\$ 313,118	\$ 15,726,873	0.02

A	B	C	D	E	F	G	H = (E + F) / G
Num	Campus Name	Year Opened	Total Area (SF)	Current Deficiency Cost	5-Year Life Cycle Cost	Total Replacement Cost	Projected FCI
172	Moye Elementary School	2006	90,679	\$ -	\$ 799,433	\$ 16,225,193	0.05
174	Herrera Elementary School	2009	88,080	\$ 94,304	\$ 415,238	\$ 15,760,154	0.03
175	Powell Elementary School	2009	79,734	\$ 258,110	\$ 1,207,243	\$ 14,266,804	0.10
177	Lundy Elementary School	2010	115,255	\$ -	\$ 721,531	\$ 20,622,576	0.03
178	Lea Elementary School 426	2009	86,897	\$ -	\$ 887,889	\$ 15,548,480	0.06
128	Hart Elementary School	2014	85,342	\$ -	\$ -	\$ -	0.00
118	Logan Elementary School	2014	98,667	\$ -	\$ -	\$ -	0.00
Elementary Schools TOTAL/AVERAGE		1970	4,219,933	92,707,809	99,542,247	708,590,690	0.27

K-8/Middle Schools

041	Henderson Middle School	1958	129,436	\$ 9,702,854	\$ 5,672,233	\$ 23,229,879	0.66
042	Ross Middle School	1960	127,744	\$ 3,812,334	\$ 3,571,785	\$ 22,926,216	0.32
043	Canyon Hills Middle School	1972	129,279	\$ 3,064,513	\$ 4,672,488	\$ 23,201,702	0.33
044	Guillen Middle School	1922	181,178	\$ 1,204,271	\$ 3,143,509	\$ 29,987,104	0.14
045	Charles Middle School	1975	119,730	\$ 3,600,045	\$ 5,388,522	\$ 21,487,944	0.42
046	Morehead Middle School	1965	132,684	\$ 4,927,795	\$ 4,151,484	\$ 23,762,367	0.38
047	Magoffin Middle School	2006	183,105	\$ 1,975,154	\$ 7,108,245	\$ 32,861,855	0.28
048	Terrace Hills Middle School	1962	128,008	\$ 1,999,503	\$ 4,850,337	\$ 22,973,596	0.30
049	Bassett Middle School	1957	132,705	\$ 7,400,382	\$ 4,607,886	\$ 23,816,566	0.50
051	Lincoln Middle School	1971	146,404	\$ 1,677,022	\$ 6,387,080	\$ 26,275,125	0.31
052	Wiggs Middle School	1987	112,976	\$ 1,045,363	\$ 691,855	\$ 20,275,803	0.09
053	Hornedo Middle School	1993	182,604	\$ 49,857	\$ -	\$ 32,771,940	0.00
054	Armendariz Middle School	1956	123,308	\$ 3,458,598	\$ 6,056,346	\$ 22,130,087	0.43
055	Richardson Middle School	1998	146,116	\$ 848,480	\$ 2,389,516	\$ 26,223,439	0.12
056	Brown Middle School	2007	172,620	\$ 290,262	\$ 3,783,975	\$ 30,303,510	0.13
129	MacArthur Elementary School / Middle School	1965	137,196	\$ 7,077,831	\$ 4,248,333	\$ 24,548,479	0.46
K-8/ Middle Schools Summary		1972	2,285,093	52,134,263	66,723,594	406,775,610	0.29

High Schools

001	Andress High School	1961	249,368	\$ 9,588,275	\$ 9,806,209	\$ 43,988,740	0.44
002	Austin High School	1930	307,678	\$ 16,670,059	\$ 10,695,407	\$ 54,280,554	0.50
003	Bowie High School	1973	258,430	\$ 4,242,994	\$ 7,186,867	\$ 45,038,969	0.25
004	Burges High School	1955	244,342	\$ 14,261,436	\$ 10,774,927	\$ 42,637,010	0.59
005	Coronado High School	1962	375,751	\$ 12,942,799	\$ 16,075,721	\$ 66,289,991	0.44
006	El Paso High School	1916	206,399	\$ 9,476,555	\$ 7,984,083	\$ 36,412,912	0.48
007	Center for Career & Tech (SAPC)	1995	142,696	\$ 1,391,981	\$ 2,373,203	\$ 17,560,493	0.21
008	Irvin High School	1959	300,591	\$ 8,551,067	\$ 8,119,869	\$ 53,030,265	0.31
009	Jefferson High School (Including Silva)	1949	328,803	\$ 8,652,370	\$ 12,449,821	\$ 57,935,270	0.36
230	Franklin 9th Grade Center	1992	187,230	\$ 689,099	\$ 4,505,249	\$ 33,501,062	0.16
010	Franklin High School	1994	308,883	\$ 594,838	\$ 277,093	\$ 54,493,140	0.02
012	Chapin High School	2000	262,041	\$ 846,030	\$ 6,692,404	\$ 46,229,274	0.16
015	Transmountain Early College High School	2008	9,150	\$ 55,151	\$ 48,102	\$ 1,614,243	0.06
122	Houston School of Choice/About Face/Parent Ctr/Sunset H	1922	90,292	\$ 2,166,088	\$ 574,843	\$ 16,112,426	0.17
High Schools Summary		1965	3,271,654	90,128,743	97,563,798	569,124,348	0.33

Alternative/Other

027	Telles Academy (H.S.)	1993	36,237	\$ 215,010	\$ 140,597	\$ 6,392,932	0.06
032	Occupational Center	1996	11,845	\$ 214,536	\$ 296,710	\$ 2,089,695	0.24
139	San Jacinto Adult	1905	30,934	\$ 1,631,993	\$ 550,006	\$ 5,457,376	0.40
145	Wainwright Elementary School (Vacant)	1949	35,017	\$ 1,929,256	\$ 457,412	\$ 6,265,592	0.38
Other Summary		1961	114,033	3,990,795	1,444,725	20,205,594	0.27

TOTAL		1969	9,890,713	238,961,610	265,274,364	1,704,696,242	0.30
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Appendix B - Building Condition Summary

The following table contains condition information for the specific buildings located on EPISD campuses. These values are totaled at the campus level for the tables and data presented in this report.

A	B	B'	C	D	E	F	G	H = (E + F) / G
Num	Campus Name	Building Name / Floors	Year Built	Total Area (SF)	Current Deficiency Cost	5-Year Life Cycle Cost	Total Replacement Cost	Projected FCI
102	Alta Vista Elementary School	Main Building (3)	1912	61,267	\$ 3,522,775	\$ 2,117,661	\$ 10,962,504	0.51
102	Alta Vista Elementary School	Gym Building (1)	2012	4,862	\$ 5,059	\$ 64,836	\$ 869,958	0.08
001	Address High School	Gym Building (3)	1963	38,625	\$ 1,484,000	\$ 1,244,957	\$ 6,814,223	0.40
001	Address High School	Science Building (2)	1963	26,789	\$ 1,033,674	\$ 1,067,323	\$ 4,726,116	0.44
001	Address High School	Building A (2)	1963	26,331	\$ 1,057,764	\$ 1,269,100	\$ 4,645,315	0.50
001	Address High School	Building B (2)	1963	26,328	\$ 933,144	\$ 1,276,218	\$ 4,644,786	0.48
001	Address High School	Building C (2)	1963	26,251	\$ 1,118,522	\$ 1,310,469	\$ 4,631,202	0.52
001	Address High School	Building D (2)	1989	26,179	\$ 580,750	\$ 563,674	\$ 4,618,499	0.25
001	Address High School	Cafeteria Building (1)	1963	19,944	\$ 823,216	\$ 699,147	\$ 3,518,521	0.43
001	Address High School	Library Building (1)	1974	10,885	\$ 24,090	\$ 363,033	\$ 1,920,332	0.20
001	Address High School	Auxiliary Gym Building (1)	1963	9,709	\$ 69,926	\$ 335,906	\$ 1,712,862	0.24
001	Address High School	Office Building (2)	1963	9,011	\$ 302,955	\$ 464,957	\$ 1,589,721	0.48
001	Address High School	Girls Locker Room Building (1)	2001	8,589	\$ 350,679	\$ 334,547	\$ 1,515,271	0.45
001	Address High School	ROTC Building (1)	1963	5,900	\$ 228,800	\$ 197,551	\$ 1,040,878	0.41
001	Address High School	Field House (1)	1963	5,041	\$ 351,492	\$ 251,447	\$ 889,333	0.68
001	Address High School	Homemaking Building (1)	1963	3,622	\$ 118,245	\$ 157,401	\$ 638,993	0.43
001	Address High School	Boiler Building (1)	1963	2,767	\$ 129,275	\$ 136,593	\$ 488,154	0.54
001	Address High School	Wrestling Building (1)	1963	2,730	\$ 1,926	\$ 112,588	\$ 481,627	0.24
001	Address High School	Concessions Building (1)	1980	613	\$ 37,156	\$ 21,022	\$ 108,145	0.54
001	Address High School	Ticketbooth 01 (1)	2000	27	\$ -	\$ 276	\$ 4,763	0.06
001	Address High School	Ticketbooth 02 (1)	2000	27	\$ -	\$ -	\$ 1	0.00
103	Aoy Elementary School	Main Building (2)	2006	101,795	\$ 539,097	\$ 1,748,937	\$ 18,214,178	0.13
103	Aoy Elementary School	Library Building (1)	1990	2,991	\$ 173,342	\$ 58,317	\$ 535,180	0.43
054	Armendariz Middle School	Admin Wing (2)	1956	24,676	\$ 932,456	\$ 1,078,778	\$ 4,428,602	0.45
054	Armendariz Middle School	D Wing (2)	1954	20,589	\$ 777,555	\$ 889,323	\$ 3,695,108	0.45
054	Armendariz Middle School	C Wing (2)	1956	19,901	\$ 584,831	\$ 904,805	\$ 3,571,633	0.42
054	Armendariz Middle School	B Wing (2)	1954	19,628	\$ 700,690	\$ 776,546	\$ 3,522,637	0.42
054	Armendariz Middle School	Cafeteria Building (1)	1954	16,850	\$ 247,936	\$ 713,017	\$ 3,024,070	0.32
054	Armendariz Middle School	Gym Building (1)	1954	14,347	\$ 111,957	\$ 1,065,228	\$ 2,574,856	0.46
054	Armendariz Middle School	Music Building (1)	1954	6,762	\$ 99,497	\$ 567,579	\$ 1,213,576	0.55
054	Armendariz Middle School	Chiller Building (0)	2010	302	\$ 3,676	\$ 10,223	\$ 54,200	0.26
054	Armendariz Middle School	Elevator (2)	2000	253	\$ -	\$ 3,712	\$ 45,406	0.08
002	Austin High School	Main Building (3)	1930	228,397	\$ 12,787,365	\$ 8,536,962	\$ 40,293,800	0.53
002	Austin High School	Library Building (3)	1985	37,976	\$ 824,200	\$ 893,375	\$ 6,699,726	0.26
002	Austin High School	Gym Building (1)	1998	26,656	\$ 799,434	\$ 668,748	\$ 4,702,652	0.31
002	Austin High School	Stadium (1)	1930	14,649	\$ 619,170	\$ 596,322	\$ 2,584,377	0.47
165	Barron Elementary School	Main Building (1)	2002	84,013	\$ 70,215	\$ 1,293,526	\$ 15,032,445	0.09
049	Bassett Middle School	Main Building (2)	1957	106,161	\$ 4,864,542	\$ 3,565,759	\$ 19,052,714	0.44
049	Bassett Middle School	Classroom Wing (2)	1957	26,544	\$ 1,092,151	\$ 934,861	\$ 4,763,852	0.43
104	Beall Elementary School	Main Building (2)	1961	52,965	\$ 863,012	\$ 736,033	\$ 9,477,027	0.17
104	Beall Elementary School	Cafeteria/Admin Building (1)	1961	10,165	\$ 359,130	\$ 446,229	\$ 1,818,823	0.44
104	Beall Elementary School	Gym Building (1)	2010	4,825	\$ -	\$ 29,050	\$ 863,337	0.03
104	Beall Elementary School	Library Building (0)	1961	2,741	\$ 27,702	\$ 26,469	\$ 490,447	0.11
104	Beall Elementary School	Custodian Building (1)	1961	817	\$ 21,825	\$ 75,606	\$ 146,186	0.67
105	Bliss Elementary School	Main Building (1)	1958	67,718	\$ 3,007,597	\$ 1,057,175	\$ 12,116,781	0.34
105	Bliss Elementary School	Gym Building (1)	2010	4,825	\$ -	\$ 14,346	\$ 863,337	0.02
160	Bond Elementary School	Main Building (1)	1981	69,783	\$ 3,550,813	\$ 1,602,515	\$ 12,486,272	0.41
160	Bond Elementary School	Gym Building (1)	2005	5,077	\$ 38,587	\$ 102,414	\$ 908,428	0.16
106	Bonham Elementary School	Main Building (1)	1956	36,696	\$ 1,816,255	\$ 855,736	\$ 6,566,015	0.41
106	Bonham Elementary School	Gym Building (1)	2010	4,841	\$ 798	\$ 18,696	\$ 866,200	0.02
003	Bowie High School	A Building (2)	1966	47,709	\$ 200,982	\$ 550,379	\$ 8,416,822	0.09
003	Bowie High School	B Building (2)	1966	47,635	\$ 192,467	\$ 573,745	\$ 8,403,767	0.09
003	Bowie High School	Gym Building (1)	1966	42,556	\$ 183,342	\$ 1,109,867	\$ 7,507,730	0.17
003	Bowie High School	Auditorium/Fine Arts Complex (2)	2006	34,418	\$ 449,457	\$ 188,778	\$ 6,072,024	0.11
003	Bowie High School	Cafeteria Building (1)	1966	18,863	\$ 208,575	\$ 525,119	\$ 3,327,811	0.22
003	Bowie High School	Library Building (1)	1966	12,439	\$ 23,790	\$ 182,164	\$ 2,194,488	0.09
003	Bowie High School	Stadium Building (1)	2007	11,982	\$ 51,982	\$ 335,963	\$ 2,113,865	0.18
003	Bowie High School	Auxiliary Gym Building (1)	1968	10,081	\$ 26,825	\$ 336,210	\$ 1,778,490	0.20
003	Bowie High School	ROTC Building (1)	1968	8,847	\$ 11,329	\$ 151,477	\$ 1,560,788	0.10
003	Bowie High School	New Technology Building (1)	2000	8,149	\$ 134,994	\$ 1,583,067	\$ 1,437,647	1.20
003	Bowie High School	Administration Building (1)	1966	7,419	\$ 42,024	\$ 310,311	\$ 1,308,860	0.27
003	Bowie High School	Custodian Building (1)	1966	5,196	\$ 85,105	\$ 1,236,090	\$ 916,678	1.44
003	Bowie High School	Weight/Locker Building (1)	2000	3,136	\$ -	\$ -	\$ 1	0.00
158	Bradley Elementary School	Main Building (1)	1954	52,426	\$ 2,092,188	\$ 2,362,130	\$ 9,380,584	0.47
158	Bradley Elementary School	Custodian Building (1)	1954	1,145	\$ -	\$ -	\$ 204,875	0.00
056	Brown Middle School	Main Building (2)	2007	168,850	\$ 278,102	\$ 3,442,104	\$ 30,303,510	0.12
056	Brown Middle School	Mechanical Building (1)	2007	3,770	\$ 1,520	\$ 143,230	\$ -	0.00
004	Burges High School	Main Building (4)	1957	115,449	\$ 7,594,170	\$ 5,827,019	\$ 20,367,512	0.66
004	Burges High School	Classroom Building (2)	1975	20,627	\$ 1,041,814	\$ 721,437	\$ 3,639,015	0.48
004	Burges High School	Classroom Building (1)	1970	20,284	\$ 1,231,691	\$ 814,248	\$ 3,578,503	0.57
004	Burges High School	Science Building (2)	2011	17,341	\$ 145,006	\$ 67,346	\$ 3,059,299	0.07
004	Burges High School	Cafeteria Building (1)	1960	14,269	\$ 429,059	\$ 832,078	\$ 2,517,337	0.50
004	Burges High School	Library Building (1)	1975	10,776	\$ 234,585	\$ 365,304	\$ 1,901,102	0.32
004	Burges High School	Auxiliary Gym Building (1)	1970	10,408	\$ 377,331	\$ 325,486	\$ 1,836,179	0.38
004	Burges High School	Field House (1)	1957	8,476	\$ 201,894	\$ 268,668	\$ 1,495,336	0.31
004	Burges High School	Modern Dance Building (2)	1975	8,168	\$ 568,157	\$ 205,047	\$ 1,440,999	0.54
004	Burges High School	ROTC Building (1)	1970	5,731	\$ 283,683	\$ 199,331	\$ 1,011,063	0.48

A	B	B'	C	D	E	F	G	H = (E + F) / G
Num	Campus Name	Building Name / Floors	Year Built	Total Area (SF)	Current Deficiency Cost	5-Year Life Cycle Cost	Total Replacement Cost	Projected FCI
004	Burges High School	Art/Technology Building (1)	1965	5,128	\$ 174,264	\$ 172,343	\$ 904,682	0.38
004	Burges High School	Multi-Purpose Building (1)	1990	5,022	\$ 144,312	\$ 156,628	\$ 885,981	0.34
004	Burges High School	Concessions Building (1)	1957	1,994	\$ -	\$ -	\$ 1	0.00
004	Burges High School	Press Box (1)	1957	669	\$ -	\$ -	\$ 1	0.00
107	Burleson Elementary School	Burleson Building 1 (1)	1951	29,096	\$ 679,206	\$ 1,061,852	\$ 5,206,147	0.33
107	Burleson Elementary School	Burleson Building 2 (1)	1951	18,392	\$ 747,893	\$ 638,542	\$ 3,290,881	0.42
107	Burleson Elementary School	Burleson Building 3 (1)	1951	16,646	\$ 689,428	\$ 530,052	\$ 2,978,469	0.41
107	Burleson Elementary School	Gym Building (1)	2005	4,820	\$ 26,557	\$ 53,461	\$ 862,443	0.09
107	Burleson Elementary School	Building 05 (1)	1951	681	\$ 65,643	\$ 16,754	\$ 121,851	0.68
108	Burnet Elementary School	Main Building (1)	1955	41,167	\$ 2,378,656	\$ 1,554,140	\$ 7,366,011	0.53
108	Burnet Elementary School	Gym Building (1)	2010	5,077	\$ 7,143	\$ 142,683	\$ 908,428	0.16
043	Canyon Hills Middle School	Main Building (2)	1972	44,103	\$ 1,698,213	\$ 1,472,948	\$ 7,915,166	0.40
043	Canyon Hills Middle School	B Building (2)	1980	43,944	\$ 799,140	\$ 1,649,498	\$ 7,886,630	0.31
043	Canyon Hills Middle School	Science Building (2)	2010	19,364	\$ 23,101	\$ 322,113	\$ 3,475,257	0.10
043	Canyon Hills Middle School	Gym Building (1)	1980	17,149	\$ 228,482	\$ 624,429	\$ 3,077,731	0.28
043	Canyon Hills Middle School	Music Building (1)	1980	2,475	\$ 51,425	\$ 89,610	\$ 444,188	0.32
043	Canyon Hills Middle School	Athletic Building (1)	1980	2,244	\$ 162,189	\$ 159,060	\$ 402,731	0.80
007	Center for Career & Tech (SAPC)	Main Building (3)	1995	79,851	\$ 182,887	\$ 9,700	\$ 14,087,313	0.01
007	Center for Career & Tech (SAPC)	Auto Center Building (1)	1964	37,139	\$ 915,039	\$ 1,572,391	\$ -	0.00
007	Center for Career & Tech (SAPC)	Auto Shops (1)	1964	12,102	\$ 157,647	\$ 231,822	\$ 2,135,035	0.18
007	Center for Career & Tech (SAPC)	Building Maintenance Shops (1)	1964	7,585	\$ 30,720	\$ 341,731	\$ 1,338,146	0.28
007	Center for Career & Tech (SAPC)	Horticulture Building (1)	1964	6,019	\$ 105,688	\$ 217,559	\$ -	0.00
012	Chapin High School	Main Building (2)	2000	213,246	\$ 576,151	\$ 5,017,769	\$ 37,620,860	0.15
012	Chapin High School	Classroom Building (1)	2010	18,664	\$ 104,140	\$ 323,893	\$ 3,292,703	0.13
012	Chapin High School	Performing Arts Building (1)	2000	17,264	\$ 126,273	\$ 386,363	\$ 3,045,715	0.17
012	Chapin High School	2007 ROTC Addition (1)	2007	8,096	\$ -	\$ 178,433	\$ 1,428,296	0.12
012	Chapin High School	Mechanical Building (1)	2000	3,927	\$ 12,797	\$ 187,386	\$ 692,801	0.29
012	Chapin High School	2007 Concession Stand (1)	2007	523	\$ 2,075	\$ 15,347	\$ 92,268	0.19
012	Chapin High School	Mechanical Building (1)	2000	321	\$ -	\$ 14,380	\$ 56,631	0.25
045	Charles Middle School	Main Building (1)	1974	98,873	\$ 1,885,350	\$ 4,580,344	\$ 17,744,738	0.36
045	Charles Middle School	Gym Building (1)	1974	20,857	\$ 454,500	\$ 808,178	\$ 3,743,206	0.34
151	Cielo Vista Elementary School	Main Building (1)	1968	54,126	\$ 1,080,058	\$ 1,547,638	\$ 9,684,765	0.27
151	Cielo Vista Elementary School	Arts Building (0)	1968	6,430	\$ 144,909	\$ 223,844	\$ 1,150,520	0.32
109	Clardy Elementary School	Main Building (1)	1954	66,906	\$ 4,725,273	\$ 2,315,634	\$ 11,971,490	0.59
109	Clardy Elementary School	Gym Building (1)	2005	5,063	\$ 111	\$ 79,432	\$ 905,923	0.09
149	Clendenin Elementary School	Main Building (1)	1966	64,411	\$ 1,150,178	\$ 2,574,094	\$ 11,525,060	0.32
110	Coldwell Elementary School	Main Building (2)	1930	57,642	\$ 2,825,793	\$ 2,532,701	\$ 10,313,883	0.52
110	Coldwell Elementary School	Gym Building (1)	2010	5,077	\$ 16,869	\$ 81,707	\$ 908,428	0.11
142	Collins Elementary School	Main Building (1)	1962	58,664	\$ 2,411,170	\$ 2,265,242	\$ 10,496,749	0.45
142	Collins Elementary School	Building 02 (1)	2010	8,137	\$ 3,083	\$ 204,089	\$ 1,455,953	0.14
111	Cooley Elementary School	Main Building (1)	1969	74,361	\$ 1,572,319	\$ 1,608,331	\$ 13,305,413	0.24
111	Cooley Elementary School	Kinderdarten Building (0)	1970	8,250	\$ 208,092	\$ 209,163	\$ 1,476,173	0.28
111	Cooley Elementary School	Gym Building (1)	2010	5,077	\$ 11,502	\$ 73,195	\$ 908,428	0.09
111	Cooley Elementary School	Building 05 (0)	1950	4,186	\$ 176,438	\$ 132,059	\$ 749,001	0.41
111	Cooley Elementary School	Building 03 (0)	1950	3,648	\$ 295,044	\$ 100,318	\$ 652,737	0.61
111	Cooley Elementary School	Building 04 (0)	1950	3,648	\$ 238,143	\$ 101,449	\$ 652,737	0.52
111	Cooley Elementary School	PreK/After-School Building (0)	1950	2,584	\$ 50,823	\$ 55,878	\$ 462,355	0.23
111	Cooley Elementary School	Custodian Building (0)	1950	1,493	\$ -	\$ -	\$ 1	0.00
005	Coronado High School	Building A (2)	1962	67,566	\$ 2,729,141	\$ 3,475,354	\$ 11,919,994	0.52
005	Coronado High School	Building B (2)	1962	55,202	\$ 1,959,559	\$ 2,387,516	\$ 9,738,737	0.45
005	Coronado High School	Building C (3)	1962	49,820	\$ 1,578,234	\$ 2,389,879	\$ 8,789,244	0.45
005	Coronado High School	2007 Auditorium Addition (2)	2007	38,592	\$ 39,983	\$ 1,030,195	\$ 6,808,401	0.16
005	Coronado High School	Building E (2)	2009	38,111	\$ 14,566	\$ 876,839	\$ 6,723,543	0.13
005	Coronado High School	Gym Building (4)	1962	36,933	\$ 1,312,782	\$ 2,018,591	\$ 6,515,720	0.51
005	Coronado High School	Building D (2)	2007	23,698	\$ 13,023	\$ 637,967	\$ 4,180,801	0.16
005	Coronado High School	Cafeteria Building (3)	1962	18,867	\$ 1,232,421	\$ 569,072	\$ 3,328,516	0.54
005	Coronado High School	ROTC Building (1)	1962	16,424	\$ 146,284	\$ 950,569	\$ 2,897,522	0.38
005	Coronado High School	Auxiliary Gym Building (1)	1962	9,351	\$ 411,355	\$ 468,543	\$ 1,649,703	0.53
005	Coronado High School	Choir/Band Building (1)	1962	8,701	\$ 588,567	\$ 483,035	\$ 1,535,030	0.70
005	Coronado High School	Shop/Greenhouse Building (1)	1962	8,268	\$ 414,212	\$ 257,757	\$ 1,458,641	0.46
005	Coronado High School	Field House (1)	1975	2,700	\$ 47,504	\$ 96,807	\$ 476,334	0.30
005	Coronado High School	Custodian Building (1)	1962	1,024	\$ -	\$ -	\$ 180,654	0.00
005	Coronado High School	Concessions Building (1)	1962	494	\$ 36,787	\$ 18,780	\$ 87,151	0.64
112	Crockett Elementary School	Main Building (4)	1920	91,983	\$ 4,761,523	\$ 3,636,508	\$ 16,458,518	0.51
113	Crosby Elementary School	Main Building (2)	1958	66,598	\$ 2,063,232	\$ 2,788,938	\$ 11,916,380	0.41
113	Crosby Elementary School	Multi-Purpose Building (1)	2005	5,481	\$ 235,298	\$ 156,496	\$ 980,715	0.40
113	Crosby Elementary School	Gym Building (1)	2004	5,077	\$ -	\$ 49,744	\$ 908,428	0.05
114	Douglass Elementary School	Main Building (2)	1940	34,967	\$ 569,235	\$ 1,043,887	\$ 6,256,645	0.26
114	Douglass Elementary School	Building 02 (2)	1960	16,509	\$ 139,469	\$ 117,368	\$ 2,953,955	0.09
114	Douglass Elementary School	Cafeteria Building (1)	1907	14,106	\$ 274,899	\$ 105,308	\$ 2,523,987	0.15
114	Douglass Elementary School	Art / Music Building (2)	1940	7,034	\$ 17,485	\$ 84,528	\$ 1,258,594	0.08
114	Douglass Elementary School	Gym Building (1)	1940	7,022	\$ 54,070	\$ 230,659	\$ 1,256,446	0.23
114	Douglass Elementary School	Counselors Building (1)	1920	2,903	\$ 19,024	\$ 125,527	\$ 519,434	0.28
114	Douglass Elementary School	Orchestra Building (1)	1990	1,453	\$ -	\$ 44,017	\$ 259,985	0.17
115	Dowell Elementary School	Main Building (1)	1959	20,804	\$ 552,310	\$ 1,287,077	\$ 3,722,460	0.49
115	Dowell Elementary School	Building 02 (1)	1959	12,670	\$ 166,889	\$ 771,726	\$ 2,267,043	0.41
115	Dowell Elementary School	Building 03 (1)	1959	8,825	\$ 211,266	\$ 548,802	\$ 1,579,057	0.48

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115	Dowell Elementary School	Building 04 (1)	1959	8,825	\$ 265,588	\$ 455,440	\$ 1,579,057	0.46
006	El Paso High School	Main Building (4)	1916	111,218	\$ 5,232,871	\$ 5,312,450	\$ 19,621,080	0.54
006	El Paso High School	Gym Building (2)	1965	47,006	\$ 1,026,896	\$ 1,170,457	\$ 8,292,799	0.26
006	El Paso High School	Cafeteria/LRC Building (2)	1994	24,511	\$ 321,125	\$ 684,662	\$ 4,324,231	0.23
006	El Paso High School	Auxiliary Gym Building (1)	1930	10,975	\$ 65,136	\$ 337,084	\$ 1,936,210	0.21
006	El Paso High School	ROTC Building (1)	1916	4,374	\$ 323,693	\$ 187,991	\$ 771,661	0.66
006	El Paso High School	Field House (1)	1965	3,696	\$ 407,822	\$ 127,413	\$ 652,048	0.82
006	El Paso High School	Wrestling Building (1)	1965	3,111	\$ 209,653	\$ 121,302	\$ 548,843	0.60
006	El Paso High School	Mechanical Building (1)	1930	589	\$ 29,118	\$ 27,981	\$ 103,911	0.55
006	El Paso High School	Press Box (1)	1965	561	\$ 76,127	\$ 14,219	\$ 98,972	0.91
006	El Paso High School	P.E. Storage (0)	1930	307	\$ 8,696	\$ 449	\$ 54,161	0.17
006	El Paso High School	Ticketbooth (1)	1930	51	\$ 2,585	\$ 75	\$ 8,997	0.30
116	Fannin Elementary School	Building 03 (1)	1963	19,324	\$ 595,337	\$ 985,165	\$ 3,457,643	0.46
116	Fannin Elementary School	Cafeteria/Orchestra Building (1)	1963	17,307	\$ 822,527	\$ 385,658	\$ 3,096,742	0.39
116	Fannin Elementary School	Building 02 (1)	1963	15,455	\$ 415,221	\$ 591,901	\$ 2,765,363	0.36
116	Fannin Elementary School	Building 01 (1)	1963	5,981	\$ 550,438	\$ 280,135	\$ 1,070,180	0.78
116	Fannin Elementary School	Gym Building (1)	2005	4,830	\$ -	\$ 19,266	\$ 864,232	0.02
116	Fannin Elementary School	Library Building (1)	1963	2,474	\$ 109,319	\$ 129,488	\$ 442,673	0.54
230	Franklin 9th Grade Center	Main Building (3)	1992	187,230	\$ 593,200	\$ 4,409,885	\$ 33,501,062	0.15
010	Franklin High School	Main Building (2)	1994	269,798	\$ 254,859	\$ -	\$ 47,597,764	0.01
010	Franklin High School	Music Building (1)	1994	18,481	\$ 50,680	\$ 32,152	\$ 3,260,418	0.03
010	Franklin High School	Field House (1)	1994	11,394	\$ 179,073	\$ 55,604	\$ 2,010,130	0.12
010	Franklin High School	Locker Room Building (1)	2005	4,512	\$ 83,854	\$ 86,698	\$ 796,007	0.21
010	Franklin High School	Cooling Towers (1)	1994	3,163	\$ 22,522	\$ 88,620	\$ 558,016	0.20
010	Franklin High School	Baseball Dugout 1 (1)	1994	564	\$ 3,849	\$ -	\$ 99,501	0.04
010	Franklin High School	Concessions Building (1)	1994	480	\$ -	\$ 13,495	\$ 84,682	0.16
010	Franklin High School	Baseball Dugout 2 (1)	1994	377	\$ -	\$ -	\$ 66,510	0.00
010	Franklin High School	Press Box (1)	1994	114	\$ -	\$ 524	\$ 20,112	0.03
162	Green Elementary School	Main Building (1)	1993	80,550	\$ 1,408,455	\$ 2,413,431	\$ 14,412,811	0.27
162	Green Elementary School	Gym Building (1)	2005	5,077	\$ 75,533	\$ 24,050	\$ 908,428	0.11
163	Guerrero Elementary School	Main Building (1)	1992	74,432	\$ 804,347	\$ 294,923	\$ 13,318,117	0.08
163	Guerrero Elementary School	Gym Building (1)	2005	5,077	\$ 9,121	\$ 4,979	\$ 908,428	0.02
163	Guerrero Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
163	Guerrero Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
163	Guerrero Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
163	Guerrero Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
163	Guerrero Elementary School	Custodian Building (1)	1992	888	\$ 4,885	\$ 74,132	\$ 158,890	0.50
044	Guillen Middle School	Main Building (3)	1974	59,806	\$ 391,786	\$ 974,715	\$ 10,733,383	0.13
044	Guillen Middle School	Back Building (2)	1998	55,103	\$ 412,519	\$ 494,526	\$ 9,889,335	0.09
044	Guillen Middle School	Band/Gym Building (1)	1955	20,708	\$ 299,711	\$ 576,603	\$ 3,716,465	0.24
044	Guillen Middle School	Shop/Band/Orchestra Building (2)	1955	14,132	\$ 8,602	\$ 456,980	\$ 2,536,270	0.18
044	Guillen Middle School	Building 05 (2)	1939	14,091	\$ -	\$ 290,756	\$ -	#DIV/0!
044	Guillen Middle School	Building 04 (2)	1990	9,205	\$ -	\$ 57,574	\$ 1,652,021	0.03
044	Guillen Middle School	Locker Room Building (2)	1998	5,409	\$ 78,665	\$ 204,491	\$ 970,753	0.29
044	Guillen Middle School	Building 03 (1)	1955	1,403	\$ 12,988	\$ 38,317	\$ 251,796	0.20
044	Guillen Middle School	Custodian Building (1)	1955	1,321	\$ -	\$ 49,547	\$ 237,080	0.21
128	Hart Elementary School	Main Building (1)	2014	85,342	\$ -	\$ -	\$ -	0.00
119	Hawkins Elementary School	Main Building (2)	1942	34,246	\$ 1,694,704	\$ 1,234,879	\$ 6,127,637	0.48
119	Hawkins Elementary School	Classroom Addition (1)	1942	9,005	\$ 403,034	\$ 335,675	\$ 1,611,265	0.46
119	Hawkins Elementary School	Cafeteria Building (1)	1942	7,094	\$ 238,210	\$ 110,058	\$ 1,269,329	0.27
119	Hawkins Elementary School	Gym Building (1)	2010	4,816	\$ 1,915	\$ 11,728	\$ 861,727	0.02
041	Henderson Middle School	Main Building (2)	1958	52,343	\$ 4,619,663	\$ 2,061,291	\$ 9,393,998	0.71
041	Henderson Middle School	Classroom Wing (1)	1958	22,929	\$ 1,298,021	\$ 943,407	\$ 4,115,068	0.54
041	Henderson Middle School	Gym Building (1)	1958	16,139	\$ 572,150	\$ 765,642	\$ 2,896,466	0.46
041	Henderson Middle School	Classroom Wing 2 (2)	1958	10,448	\$ 561,137	\$ 445,775	\$ 1,875,103	0.54
041	Henderson Middle School	Cafeteria Building (1)	1958	10,169	\$ 149,946	\$ 458,191	\$ 1,825,031	0.33
041	Henderson Middle School	Locker Room Building (1)	1958	6,761	\$ 485,108	\$ 360,922	\$ 1,213,397	0.70
041	Henderson Middle School	Orchestra Building (1)	1958	5,852	\$ 187,473	\$ 275,792	\$ 1,050,259	0.44
041	Henderson Middle School	Shop Building (1)	1958	2,370	\$ 71,058	\$ 147,485	\$ 425,344	0.51
041	Henderson Middle School	Band Hall (1)	1958	2,112	\$ 17,022	\$ 120,753	\$ 379,041	0.36
041	Henderson Middle School	Elevator (0)	1995	194	\$ -	\$ 7,281	\$ 34,817	0.21
041	Henderson Middle School	Laundry Building (0)	1958	119	\$ -	\$ 11,062	\$ 21,357	0.52
174	Herrera Elementary School	Main Building (1)	2009	88,080	\$ 94,304	\$ 415,238	\$ 15,760,154	0.03
121	Hillside Elementary School	Main Building (1)	1954	65,285	\$ 1,595,514	\$ 1,122,934	\$ 11,681,445	0.23
121	Hillside Elementary School	Gym Building (1)	2005	5,078	\$ 5,574	\$ 41,406	\$ 908,607	0.05
053	Hornedo Middle School	Main Building (2)	2010	182,604	\$ 49,857	\$ -	\$ 32,771,940	0.00
122	Houston School of Choice/About F	Main Building (1)	1922	43,985	\$ 1,545,158	\$ 229,986	\$ 7,870,236	0.23
122	Houston School of Choice/About F	Library Building (1)	1970	21,147	\$ 267,264	\$ 89,311	\$ 3,783,833	0.09
122	Houston School of Choice/About F	Cafeteria Building (1)	1970	17,339	\$ 286,705	\$ 36,574	\$ 3,058,946	0.11
122	Houston School of Choice/About F	Adult Education Building (1)	1970	7,821	\$ 66,961	\$ 192,050	\$ 1,399,412	0.19
123	Hughey Elementary School	Main Building (2)	1953	53,034	\$ 1,468,327	\$ 1,196,339	\$ 9,489,373	0.28
123	Hughey Elementary School	Classroom Building (2)	2012	26,664	\$ -	\$ -	\$ 4,770,990	0.00
123	Hughey Elementary School	Gym Building (1)	2011	4,770	\$ 4,413	\$ -	\$ 853,496	0.01
123	Hughey Elementary School	2012 Addition (1)	2012	3,847	\$ 56,848	\$ 11,438	\$ 688,344	0.10
123	Hughey Elementary School	Library Building (1)	1965	2,688	\$ 16,437	\$ -	\$ 480,964	0.03
008	Irvin High School	Main Building (2)	1955	170,966	\$ 5,368,769	\$ 5,647,164	\$ 30,161,822	0.37
008	Irvin High School	Gym Building (2)	1955	43,183	\$ 1,268,429	\$ 502,217	\$ 7,618,345	0.23

A	B	B'	C	D	E	F	G	H = (E + F) / G
Num	Campus Name	Building Name / Floors	Year Built	Total Area (SF)	Current Deficiency Cost	5-Year Life Cycle Cost	Total Replacement Cost	Projected FCI
008	Irvin High School	Stadium (2)	1955	26,352	\$ 176,083	\$ 766,241	\$ 4,649,020	0.20
008	Irvin High School	D Wing (2)	1955	23,823	\$ 1,535,314	\$ 806,710	\$ 4,202,854	0.56
008	Irvin High School	2006 Fine Arts Addition (1)	2006	17,617	\$ 48,363	\$ 80,913	\$ 3,107,991	0.04
008	Irvin High School	Auxillary Gym Building (1)	1955	10,958	\$ 37,298	\$ 108,401	\$ 1,933,210	0.08
008	Irvin High School	Shop Building (1)	1955	5,292	\$ 60,754	\$ 151,085	\$ 933,615	0.23
008	Irvin High School	Boiler Building (1)	1955	2,400	\$ 35,107	\$ 57,138	\$ 423,408	0.22
009	Jefferson High School	Main Building (Silva Health Magne	1994	96,510	\$ 1,046,071	\$ 2,866,607	\$ 17,026,294	0.23
009	Jefferson High School	Main Building (2)	1925	72,335	\$ 940,462	\$ 3,311,767	\$ 12,761,341	0.33
009	Jefferson High School	South Classroom Building (2)	1955	45,682	\$ 1,199,818	\$ 1,707,381	\$ 8,059,219	0.36
009	Jefferson High School	Gym Building (1)	1950	36,880	\$ 2,848,671	\$ 1,372,318	\$ 6,506,370	0.65
009	Jefferson High School	2006 Fine Arts Addition (1)	2006	16,824	\$ 9,581	\$ 86,591	\$ 2,968,090	0.03
009	Jefferson High School	Music/ROTC Building (1)	1951	15,438	\$ 451,858	\$ 836,843	\$ 2,723,572	0.47
009	Jefferson High School	West Wing (1)	1975	13,199	\$ 229,012	\$ 680,153	\$ 2,328,568	0.39
009	Jefferson High School	Shop Building (1)	1965	12,872	\$ 501,503	\$ 680,293	\$ 2,270,878	0.52
009	Jefferson High School	Cafeteria Building (1)	1952	9,667	\$ 368,188	\$ 395,704	\$ 1,705,452	0.45
009	Jefferson High School	Behind West Wing (1)	1955	5,090	\$ 351,850	\$ 369,371	\$ 897,978	0.80
009	Jefferson High School	Building 11 (1)	1925	3,162	\$ 205,846	\$ 54,872	\$ 557,840	0.47
009	Jefferson High School	Pump House (1)	1925	409	\$ -	\$ -	\$ 1	0.00
009	Jefferson High School	Restroom Building (1)	2006	335	\$ -	\$ 9,812	\$ 59,101	0.17
009	Jefferson High School	Dugout 1 (1)	1949	240	\$ 2,911	\$ 15,680	\$ 42,341	0.44
009	Jefferson High School	Dugout 2 (1)	1949	160	\$ 2,079	\$ 14,284	\$ 28,227	0.58
155	Johnson Elementary School	Main Building (72000)	1973	76,210	\$ 1,225,900	\$ 2,409,888	\$ 13,636,255	0.27
155	Johnson Elementary School	Gym Building (1)	2010	5,120	\$ -	\$ 35,550	\$ 916,122	0.04
166	Kohlberg Elementary School	Main Building (1)	1997	68,470	\$ 597,404	\$ 1,759,285	\$ 12,251,337	0.19
166	Kohlberg Elementary School	Gym Building (1)	2010	5,077	\$ -	\$ 91,264	\$ 908,428	0.10
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
166	Kohlberg Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
125	Lamar Elementary School	Main Building (3)	1963	52,345	\$ 1,456,614	\$ 2,463,221	\$ 9,366,090	0.42
125	Lamar Elementary School	Cafeteria Building (1)	1963	17,249	\$ 102,549	\$ 523,699	\$ 3,086,364	0.20
125	Lamar Elementary School	Gym Building (1)	2005	4,825	\$ 19,020	\$ 14,346	\$ 863,337	0.04
125	Lamar Elementary School	Library Building (2)	1996	3,600	\$ 49,262	\$ 10,704	\$ 644,148	0.09
178	Lea Elementary School 426	Main Building (1)	2009	86,897	\$ -	\$ 887,889	\$ 15,548,480	0.06
150	Lee Elementary School	Main Building (1)	1982	62,052	\$ 901,174	\$ 1,620,056	\$ 11,102,964	0.23
150	Lee Elementary School	Gym Building (1)	2006	5,077	\$ 38,318	\$ 23,973	\$ 908,428	0.07
150	Lee Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
150	Lee Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
150	Lee Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
150	Lee Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
051	Lincoln Middle School	Main Building (1)	1974	87,873	\$ 846,205	\$ 3,987,694	\$ 15,770,567	0.31
051	Lincoln Middle School	Addition (1)	1976	23,794	\$ 99,461	\$ 1,333,836	\$ 4,270,309	0.34
051	Lincoln Middle School	Gym/Music Building (1)	1980	23,156	\$ 480,756	\$ 675,132	\$ 4,155,807	0.28
051	Lincoln Middle School	2006 Addition (1)	2006	11,581	\$ -	\$ 196,197	\$ 2,078,442	0.09
118	Logan Elementary School	Main Building (1)	2014	98,667	\$ -	\$ -	\$ -	0.00
177	Lundy Elementary School	Main Building (1)	2009	115,255	\$ -	\$ 721,531	\$ 20,622,576	0.03
129	MacArthur Elementary School / Mi	Main Building (1)	1965	72,790	\$ 3,419,180	\$ 2,186,199	\$ 13,024,314	0.43
129	MacArthur Elementary School / Mi	Classroom Building (1)	1975	46,809	\$ 1,855,056	\$ 1,027,159	\$ 8,375,534	0.34
129	MacArthur Elementary School / Mi	Gym Building (1)	1975	17,597	\$ 332,782	\$ 847,116	\$ 3,148,631	0.37
047	Magoffin Middle School	Main Building (2)	2006	117,348	\$ 111,098	\$ 1,179,017	\$ 21,060,446	0.06
047	Magoffin Middle School	Old Main Building (2)	1965	35,728	\$ 1,415,643	\$ 3,969,280	\$ 6,412,104	0.84
047	Magoffin Middle School	Gym Building (2)	1956	20,798	\$ 299,896	\$ 761,205	\$ 3,732,617	0.28
047	Magoffin Middle School	Classroom Building (1)	1936	9,231	\$ 148,516	\$ 1,122,876	\$ 1,656,688	0.77
130	Mesita Elementary School	Main Building (1)	2006	95,654	\$ 88,906	\$ 79,235	\$ 17,115,370	0.01
130	Mesita Elementary School	Building 02 (0)	2001	4,120	\$ 10,052	\$ 132,694	\$ 737,192	0.19
131	Milam Elementary School	Main Building (1)	1953	49,697	\$ 1,698,481	\$ 2,406,464	\$ 8,892,284	0.46
131	Milam Elementary School	Gym Building (1)	2010	4,961	\$ 8,394	\$ 177,101	\$ 887,672	0.21
046	Morehead Middle School	Main Building (2)	1965	75,563	\$ 2,724,392	\$ 2,188,816	\$ 13,561,292	0.36
046	Morehead Middle School	Gym/Music Building (2)	1979	21,459	\$ 554,152	\$ 822,992	\$ 3,851,247	0.36
046	Morehead Middle School	2007 Addition (1)	2007	18,700	\$ 10,390	\$ 373,468	\$ 3,356,089	0.11
046	Morehead Middle School	E Building (1)	1979	12,748	\$ 294,759	\$ 333,079	\$ 2,287,884	0.27
046	Morehead Middle School	Library Building (1)	1998	3,933	\$ 57,194	\$ 137,932	\$ 705,856	0.28
046	Morehead Middle School	Elevator (2)	2007	281	\$ -	\$ -	\$ -	0.00
167	Moreno Elementary School	Main Building (2)	2000	82,676	\$ 41,852	\$ 282,417	\$ 14,793,216	0.02
167	Moreno Elementary School	Gym Building (1)	2006	4,888	\$ -	\$ 228,730	\$ 874,610	0.26
172	Moye Elementary School	Main Building (1)	2005	90,679	\$ -	\$ 799,433	\$ 16,225,193	0.05
133	Newman Elementary School	Main Building (1)	1960	70,792	\$ 5,822,311	\$ 2,557,958	\$ 12,666,812	0.66
133	Newman Elementary School	Multi-Purpose Building (1)	2006	5,077	\$ 13,417	\$ 45,206	\$ 908,428	0.06
133	Newman Elementary School	Custodian Building (1)	1960	803	\$ 75,761	\$ 21,189	\$ 143,681	0.67
161	Nixon Elementary School	Main Building (1)	1991	62,804	\$ 419,260	\$ 1,094,227	\$ 11,237,519	0.13
161	Nixon Elementary School	Gym Building (1)	2006	5,077	\$ -	\$ 52,318	\$ 908,428	0.06
161	Nixon Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
161	Nixon Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
161	Nixon Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00

A	B	B'	C	D	E	F	G	H = (E + F) / G
Num	Campus Name	Building Name / Floors	Year Built	Total Area (SF)	Current Deficiency Cost	5-Year Life Cycle Cost	Total Replacement Cost	Projected FCI
161	Nixon Elementary School	Modular Classroom Building (1)	1992	1,728	\$ -	\$ -	\$ -	0.00
161	Nixon Elementary School	Custodian Building (1)	1991	1,293	\$ -	\$ -	\$ -	0.00
032	Occupational Center	Main Building (1)	1996	11,845	\$ 214,536	\$ 245,461	\$ 2,089,695	0.22
134	Park Elementary School	Building 05 (2)	1961	10,138	\$ -	\$ -	\$ -	0.00
134	Park Elementary School	Building 04 (1)	1961	9,036	\$ -	\$ -	\$ -	0.00
134	Park Elementary School	Building 03 (1)	1961	9,035	\$ -	\$ -	\$ -	0.00
134	Park Elementary School	Building 01 (1)	1961	9,014	\$ -	\$ -	\$ -	0.00
134	Park Elementary School	Classroom Building (2)	2005	7,991	\$ 197,580	\$ 48,924	\$ 1,429,830	0.17
134	Park Elementary School	Gym Building (1)	2005	4,883	\$ 9,311	\$ 36,541	\$ 873,715	0.05
134	Park Elementary School	Custodian Building (1)	1961	799	\$ 22,548	\$ 42,144	\$ 142,965	0.45
134	Park Elementary School	Mechanical Building (1)	1970	333	\$ 20,118	\$ 2,028	\$ 59,584	0.37
159	Polk Elementary School	Main Building (1)	1981	47,632	\$ 249,905	\$ 1,672,720	\$ 8,522,793	0.23
159	Polk Elementary School	2011 Addition (1)	2011	6,146	\$ 41	\$ -	\$ 1,099,704	0.00
159	Polk Elementary School	Gym Building (1)	2011	5,093	\$ -	\$ -	\$ 911,290	0.00
159	Polk Elementary School	Custodian Building (1)	1981	1,581	\$ -	\$ -	\$ 1	0.00
175	Powell Elementary School	Main Building (1)	2009	79,734	\$ 258,110	\$ 1,039,145	\$ 14,266,804	0.09
135	Putnam Elementary School	Building 03 (1)	1949	13,843	\$ 852,049	\$ 691,518	\$ 2,476,928	0.62
135	Putnam Elementary School	Main Building (1)	1949	12,892	\$ 539,569	\$ 502,119	\$ 2,306,766	0.45
135	Putnam Elementary School	2006 Addition (1)	2006	8,901	\$ 239,144	\$ 348,615	\$ 1,592,656	0.37
135	Putnam Elementary School	Building 06 (1)	2006	8,770	\$ 19,311	\$ 84,540	\$ 1,569,216	0.07
135	Putnam Elementary School	Building 04 (1)	1949	8,692	\$ 338,124	\$ 299,241	\$ 1,555,260	0.41
135	Putnam Elementary School	Building 05 (1)	1949	520	\$ -	\$ -	\$ 93,044	0.00
055	Richardson Middle School	Main Building (2)	1997	131,665	\$ 681,758	\$ 1,790,605	\$ 23,629,918	0.10
055	Richardson Middle School	2010 Addition (1)	2010	12,924	\$ 1,103	\$ 39,394	\$ 2,319,470	0.02
055	Richardson Middle School	Mechanical Building (1)	1997	1,527	\$ 965	\$ 116,722	\$ 274,051	0.43
156	Rivera Elementary School	Main Building (1)	1975	64,251	\$ 651,469	\$ 2,406,920	\$ 11,496,431	0.27
136	Roberts Elementary School	Main Building (1)	1968	52,955	\$ 1,225,723	\$ 1,723,211	\$ 9,475,238	0.31
136	Roberts Elementary School	Classroom Addition (2)	1978	20,654	\$ 361,465	\$ 668,412	\$ 3,695,620	0.28
042	Ross Middle School	Main Building (2)	1959	52,653	\$ 1,823,711	\$ 1,474,118	\$ 9,449,634	0.35
042	Ross Middle School	700/800 Wing (2)	1959	23,873	\$ 808,744	\$ 512,454	\$ 4,284,488	0.31
042	Ross Middle School	Gym Building (1)	1980	16,515	\$ 201,810	\$ 208,286	\$ 2,963,947	0.14
042	Ross Middle School	Cafeteria Building (1)	1959	11,075	\$ 98,191	\$ 380,925	\$ 1,987,630	0.24
042	Ross Middle School	400/500 Wing (1)	1959	10,955	\$ 361,563	\$ 241,984	\$ 1,966,094	0.31
042	Ross Middle School	Music Building (1)	1959	5,190	\$ 73,115	\$ 202,559	\$ 931,449	0.30
042	Ross Middle School	Locker Room Building (1)	1959	4,927	\$ 15,901	\$ 135,830	\$ 884,249	0.17
042	Ross Middle School	Field House (1)	1959	2,556	\$ 100,056	\$ 150,840	\$ 458,725	0.55
138	Rusk Elementary School	Main Building (2)	1915	50,113	\$ 2,719,457	\$ 2,494,161	\$ 8,966,719	0.58
138	Rusk Elementary School	Classroom Building (2)	1960	10,221	\$ 312,031	\$ 560,281	\$ 1,828,844	0.48
138	Rusk Elementary School	Gym Building (1)	2010	5,120	\$ 9,166	\$ 180,699	\$ 916,122	0.21
138	Rusk Elementary School	Library Building (2)	1970	4,551	\$ 84,598	\$ 188,616	\$ 814,310	0.34
139	San Jacinto Adult	Main Building (3)	1905	30,934	\$ 1,331,264	\$ 550,006	\$ 5,457,376	0.34
140	Schuster Elementary School	Main Building (1)	1963	13,314	\$ 1,173,602	\$ 620,454	\$ 2,382,274	0.75
140	Schuster Elementary School	Building A (1)	1963	7,510	\$ 429,097	\$ 554,349	\$ 1,343,764	0.73
140	Schuster Elementary School	Building B (1)	1963	7,510	\$ 361,835	\$ 565,499	\$ 1,343,764	0.69
140	Schuster Elementary School	Building C (1)	1963	7,510	\$ 315,224	\$ 508,754	\$ 1,343,764	0.61
141	Stanton Elementary School	Main Building (1)	1959	27,196	\$ 531,672	\$ 1,175,230	\$ 4,866,180	0.35
141	Stanton Elementary School	Building 03 (1)	1959	12,627	\$ 171,044	\$ 588,640	\$ 2,259,349	0.34
141	Stanton Elementary School	Building 01 (1)	1959	8,806	\$ 132,769	\$ 322,255	\$ 1,575,658	0.29
141	Stanton Elementary School	Building 02 (1)	1959	8,801	\$ 221,160	\$ 304,931	\$ 1,574,763	0.33
141	Stanton Elementary School	Gym Building (1)	2005	5,077	\$ 265	\$ 43,197	\$ 908,428	0.05
027	Telles Academy (H.S.)	Main Building (3)	1960	36,237	\$ 215,010	\$ 140,597	\$ 6,392,932	0.06
048	Terrace Hills Middle School	Main Building (2)	1972	64,666	\$ 524,958	\$ 2,998,609	\$ 11,605,607	0.30
048	Terrace Hills Middle School	Classroom Wing (1)	1980	21,716	\$ 319,652	\$ 688,468	\$ 3,897,371	0.26
048	Terrace Hills Middle School	Gym Building (1)	2007	16,279	\$ 261,229	\$ 432,055	\$ 2,921,592	0.24
048	Terrace Hills Middle School	Cafeteria Building (1)	2006	12,718	\$ 49,762	\$ 213,661	\$ 2,282,500	0.12
048	Terrace Hills Middle School	Music Building (1)	1976	7,858	\$ 330,162	\$ 380,693	\$ 1,410,275	0.50
048	Terrace Hills Middle School	Library Building (1)	1992	4,771	\$ 1,144	\$ 136,851	\$ 856,251	0.16
168	Tippin Elementary School	Main Building (1)	2004	87,894	\$ 25,261	\$ 313,118	\$ 15,726,873	0.02
015	Transmountain Early College High	Cafeteria Building (1)	2008	6,900	\$ 16,130	\$ 4,302	\$ 1,217,298	0.02
015	Transmountain Early College High	Science Building (1)	2008	2,250	\$ 2,130	\$ 43,800	\$ 396,945	0.12
143	Travis Elementary School	Main Building (1)	1942	64,359	\$ 121,456	\$ 1,590,346	\$ 11,515,755	0.15
143	Travis Elementary School	Gym Building (1)	2005	5,077	\$ 1,753	\$ 16,596	\$ 908,428	0.02
144	Vilas Elementary School	Main Building (2)	1909	38,763	\$ 342,292	\$ 107,193	\$ 6,935,864	0.06
144	Vilas Elementary School	Classroom Building (2)	1986	18,015	\$ 96,943	\$ 81,925	\$ 3,223,424	0.06
144	Vilas Elementary School	Gym Building (1)	2005	5,077	\$ 13,550	\$ 40,777	\$ 908,428	0.06
145	Wainwright Elementary School	Main Building (1)	1949	35,017	\$ 1,919,847	\$ 457,412	\$ 6,265,592	0.38
146	Western Hills Elementary School	Main Building (2)	2005	77,904	\$ 26,265	\$ 622,383	\$ 13,939,362	0.05
153	Whitaker Elementary School	Main Building (1)	1987	71,736	\$ 2,301,256	\$ 2,953,512	\$ 12,835,722	0.41
153	Whitaker Elementary School	Custodian Building (1)	1987	1,346	\$ -	\$ -	\$ 1	0.00
147	White Elementary School	Main Building (1)	1968	90,201	\$ 623,818	\$ 281,901	\$ 16,139,664	0.06
147	White Elementary School	Gym Building (1)	2005	4,872	\$ 14,415	\$ 44,486	\$ 871,747	0.07
052	Wiggs Middle School	Main Building (3)	1987	86,030	\$ 868,711	\$ 605,146	\$ 15,439,804	0.10
052	Wiggs Middle School	Building 03 (1)	1990	26,946	\$ 176,653	\$ 86,709	\$ 4,835,999	0.05
148	Zavala Elementary School	Main Building (1)	1925	46,236	\$ 1,689,176	\$ 2,083,528	\$ 8,273,007	0.46
148	Zavala Elementary School	Gym Building (1)	2013	4,872	\$ -	\$ 3,227	\$ 871,747	0.00

TOTAL			1975	9,890,713	210,025,596	257,451,162	1,704,696,276	0.27
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Appendix C - Capacity Summary

The following chart summarizes the overall capacity analysis for the District with campus enrollment using District data from 2014. Utilization of a facility is calculated by dividing enrollment by capacity. Districts often consider schools with capacity scores under 85 percent as underutilized, schools with capacity over 100 percent as overutilized, and schools with capacity over 120 percent as critically overcrowded.

Enrollment, Capacity, and Utilization Overview

Campus Name	Enrollment		Capacity			Utilization	
	A	B	C	D	E = C - B	F = A / C	G = B / C
	2014 Current Enrollment	2019 Projected Enrollment	Permanent Capacity	Temporary Capacity	Projected Surplus Capacity	2014 Utilization, Current	2019 Utilization, Projected

Elementary Schools

Alta Vista Elementary School	378	324	469	0	145	81%	69%
Aoy Elementary School	535	467	858	0	391	62%	54%
Barron Elementary School	515	488	659	0	172	78%	74%
Beall Elementary School	494	469	725	0	256	68%	65%
Bliss Elementary School	716	1,003	607	63	(395)	118%	165%
Bond Elementary School	519	472	649	167	177	80%	73%
Bonham Elementary School	319	279	394	230	115	81%	71%
Bradley Elementary School	390	372	393	104	21	99%	95%
Burleson Elementary School	490	471	546	0	75	90%	86%
Burnet Elementary School	334	323	336	125	13	99%	96%
Cielo Vista Elementary School	325	290	363	104	73	90%	80%
Clardy Elementary School	564	545	700	104	155	81%	78%
Clendenin Elementary School	506	433	567	125	134	89%	76%
Coldwell Elementary School	522	492	530	104	38	98%	93%
Collins Elementary School	519	452	552	125	100	94%	82%
Cooley Elementary School	566	540	889	0	350	64%	61%
Crockett Elementary School	594	524	733	0	210	81%	71%
Crosby Elementary School	535	448	609	0	161	88%	74%
Douglass Elementary School	509	513	542	0	29	94%	95%
Dowell Elementary School	340	291	439	21	148	77%	66%
Fannin Elementary School	546	459	596	167	137	92%	77%
Green Elementary School	407	344	636	84	292	64%	54%
Guerrero Elementary School	607	494	763	209	269	80%	65%
Hart Elementary School	553	485	712	0	227	78%	68%
Hawkins Elementary School	383	410	389	0	(21)	99%	105%
Herrera Elementary School	525	475	609	0	134	86%	78%
Hillside Elementary School	512	410	384	355	(26)	133%	107%
Hughey Elementary School	761	813	922	125	109	82%	88%
Johnson Elementary School	523	411	695	125	285	75%	59%
Kohlberg Elementary School	636	548	650	313	102	98%	84%
Lamar Elementary School	577	528	698	42	170	83%	76%
Lee Elementary School	672	603	794	63	192	85%	76%
Logan Elementary School	485	396	800	0	404	61%	49%
Lundy Elementary School	749	706	962	0	256	78%	73%
Mesita Elementary School	842	625	956	0	331	88%	65%
Milam Elementary School	561	841	510	230	(331)	110%	165%
Moreno Elementary School	527	492	634	0	142	83%	78%
Moye Elementary School	549	480	688	0	208	80%	70%
Newman Elementary School	507	393	627	104	234	81%	63%
Nixon Elementary School	649	684	663	0	(21)	98%	103%
Park Elementary School	557	503	498	0	(5)	112%	101%
Polk Elementary School	621	428	615	146	186	101%	70%
Powell Elementary School	633	595	582	42	(13)	109%	102%
Putnam Elementary School	465	446	562	230	116	83%	79%
Rivera Elementary School	442	324	388	146	63	114%	84%
Roberts Elementary School	433	359	676	167	317	64%	53%
Rusk Elementary School	394	323	550	84	227	72%	59%
Schuster Elementary School	285	271	340	63	69	84%	80%
Stanton Elementary School	542	520	589	167	69	92%	88%
Tippin Elementary School	573	502	751	63	250	76%	67%
Tom Lea Elementary School	843	981	701	125	(279)	120%	140%
Travis Elementary School	421	421	442	42	21	95%	95%
Vilas Elementary School	254	219	440	0	221	58%	50%
Western Hills Elementary School	523	436	624	0	189	84%	70%
Whitaker Elementary School	541	461	580	293	120	93%	79%
Zach White Elementary School	447	386	656	0	270	68%	59%
Zavala Elementary School	296	261	359	0	98	82%	73%
Elementary Schools Summary	29,511	27,224	34,604	4,661	7,381	85%	79%

K-8/Middle Schools

MacArthur ES / MS	706	625	1,184	63	558	60%	53%
Armandariz Middle School	732	598	933	0	335	78%	64%
Bassett Middle School	756	750	879	319	129	86%	85%
Brown Middle School	721	630	1,452	85	822	50%	43%
Canyon Hills Middle School	795	600	1,094	0	494	73%	55%
Charles Middle School	695	560	1,098	21	539	63%	51%
Guillen Middle School	847	763	1,229	234	466	69%	62%
Henderson Middle School	724	750	1,234	43	484	59%	61%

Enrollment, Capacity, and Utilization Overview	Enrollment		Capacity			Utilization	
	A	B	C	D	E = C - B	F = A / C	G = B / C
	2014 Current Enrollment	2019 Projected Enrollment	Permanent Capacity	Temporary Capacity	Projected Surplus Capacity	2014 Utilization, Current	2019 Utilization, Projected
Campus Name							
Hornedo Middle School	1,183	1,209	1,482	0	272	80%	82%
Lincoln Middle School	931	804	1,244	191	441	75%	65%
Magoffin Middle School	808	721	1,308	0	587	62%	55%
Morehead Middle School	794	626	1,174	0	548	68%	53%
Richardson Middle School	737	991	1,139	85	148	65%	87%
Ross Middle School	1,008	1,240	1,119	191	(121)	90%	111%
Terrace Hills Middle School	656	519	980	0	461	67%	53%
Wiggs Middle School	869	762	1,000	85	238	87%	76%
K-8/ Middle Schools Summary	12,963	12,149	18,549	1,316	6,400	70%	65%
High Schools							
Andress High School	1,736	1,554	1,549	225	(6)	112%	100%
Austin High School	1,435	1,275	1,505	0	229	95%	85%
Bowie High School	1,145	1,025	1,376	188	351	83%	74%
Burges High School	1,414	1,411	1,400	131	(11)	101%	101%
Center for Career & Tech (CCTE)	68	82	551	0	470	12%	15%
Chapin High School	1,831	1,644	1,661	319	17	110%	99%
Coronado High School	2,506	1,994	2,538	113	544	99%	79%
El Paso High School	1,234	1,111	1,078	75	(33)	114%	103%
Franklin High School	2,779	2,336	3,159	1,793	823	88%	74%
Irvin High School	1,480	1,246	1,738	94	492	85%	72%
Jefferson High School	1,041	865	1,339	0	473	78%	65%
High Schools Summary	16,668	14,543	17,894	2,936	3,351	93%	81%

Please direct any questions about this document to

Mr. Adrian Stresow, P.E.

Director of Planning, Engineering, and Construction

(915) 230-2291

akstreso@episd.org

or

Paul Mills, LEED-AP

Project Director

(210) 557-2837

paul.mills@jacobs.com





Facilities Feasibility Study
Alta Vista Elementary School Condition Assessment

Summary of Findings

The Alta Vista Elementary School Facility located at 1000 N. Gramma Street in El Paso, Texas, was built in 1912. It comprises 66,129 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$4,205,791.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$677,957	.00%	\$695,414	.00%	\$0.00	\$17,457
01	Main Building	61,267	1912	\$3,522,775	32.13%	\$5,640,436	51.45%	\$57.50	\$2,117,661
02	Gym Building	4,862	2012	\$5,059	.58%	\$69,895	8.03%	\$1.04	\$64,836
Totals		66,129		\$4,205,791	35.54%	\$6,405,745	54.14%	\$63.60	\$2,199,954

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$39,451	\$216,161	\$405,610	\$661,222
Roofing	\$257,455	-	-	-	-	\$257,455
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,132,619	\$1,873	-	-	\$1,134,491
Interior	-	-	\$1,132,181	\$59,993	\$6,955	\$1,199,129
Mechanical	-	\$16,415	\$118,139	\$326,463	-	\$461,017
Electrical	-	\$187,296	\$16,735	\$21,396	-	\$225,427
Plumbing	-	-	\$111,383	\$129,950	-	\$241,333
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$25,715	-	\$25,715
Other	-	-	-	-	-	\$0
Total	\$257,455	\$1,336,331	\$1,419,761	\$779,678	\$412,566	\$4,205,791

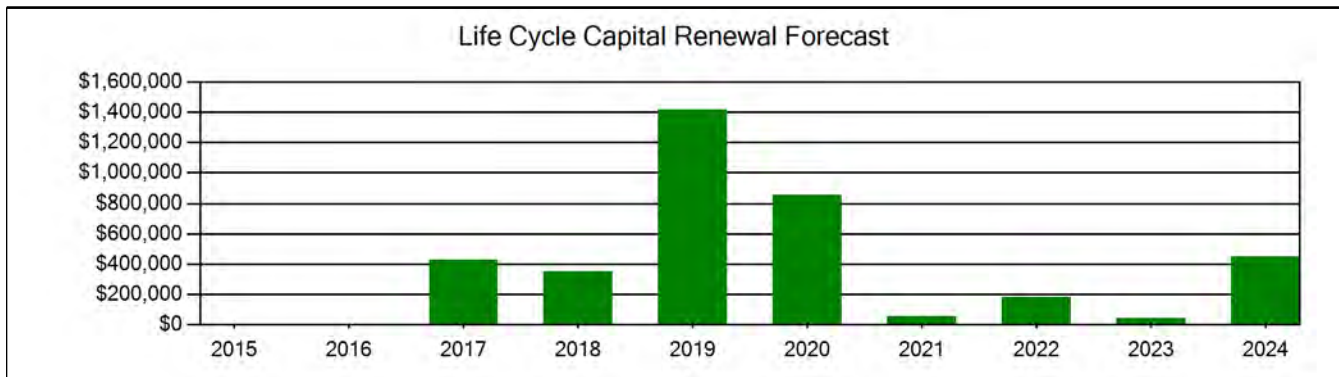
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	661,222	0	0	0	17,457	0	0	0	98,433	0	0	\$115,890	\$1.75
Roofing	257,455	0	0	0	0	0	0	0	0	0	39,342	\$39,342	\$0.59
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,134,491	0	0	0	0	0	0	0	23,745	0	0	\$23,745	\$0.36
Interior	1,199,129	0	0	63,747	203,649	234,811	0	51,864	18,251	41,283	0	\$613,605	\$9.28
Mechanical	461,017	0	0	0	39,586	134,497	0	0	37,755	0	324,013	\$535,851	\$8.10
Electrical	225,427	0	0	0	0	1,038,180	0	0	0	0	87,648	\$1,125,828	\$17.02
Plumbing	241,333	0	0	0	0	11,683	459,171	4,302	0	2,365	0	\$477,521	\$7.22
Fire and Life Safety	0	0	0	363,355	0	0	21,233	0	0	0	0	\$384,588	\$5.82
Technology	0	0	0	0	92,989	0	0	0	5,434	0	0	\$98,423	\$1.49
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	25,715	0	0	0	0	0	371,278	0	0	0	0	\$371,278	\$5.61
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	4,205,791	0	0	427,102	353,681	1,419,171	851,682	56,166	183,618	43,648	451,003	\$3,786,071	\$57.25



Alta Vista Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Alta Vista Elementary School facility has an overall FCI of 35.5%

The total current cost for all building deficiencies is \$4,205,791. There are \$677,957 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,199,954. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,832,462.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Alta Vista Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	3,250	SF	3	\$39,451	196
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	39	CAR	4	\$79,949	195
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	6	Ea.	4	\$36,891	199
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	2,500	LF	4	\$99,321	194
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	30,000	SF	5	\$377,146	198
Play Field Requires Regrading	Deferred Maintenance	25,000	SF	5	\$28,464	197
Sub Total for System		6	items		\$661,222	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	19	Ea.	3	\$16,735	225
Sub Total for System		1	items		\$16,735	
Sub Total for School and Site Level		7	items		\$677,957	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: 500 amp	Capital Renewal	1	Ea.	2	\$14,621	226
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$13,900	228
Sub Total for System		2	items		\$28,521	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	20,000	SF	1	\$257,455	268
Sub Total for System		1	items		\$257,455	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 7x7x6	Capital Renewal	1	Door	2	\$5,376	201
The Metal Exterior Door Requires Replacement Location: Elevator Equip Room	Capital Renewal	1	Door	2	\$5,376	224
The Wood Window Is Damaged And Requires Replacement Note: 8x3, 225ea	Capital Renewal	5,400	SF	2	\$1,068,067	202
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	240	SF	2	\$47,470	203
The Wood Window Is Damaged And Requires Replacement Note: 4x2	Capital Renewal	32	SF	2	\$6,329	204
Exterior Metal Door Requires Repainting	Deferred Maintenance	10	Door	3	\$1,873	200
Sub Total for System		6	items		\$1,134,491	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	94	Door	3	\$276,316	213
The Carpet Flooring Requires Replacement Location: Main Office	Capital Renewal	612	SF	3	\$7,733	208
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	6,126	SF	3	\$130,837	210
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	18,380	SF	3	\$199,243	205
The Vinyl Composition Tile Requires Replacement	Capital Renewal	47,788	SF	3	\$514,203	209
Interior CMU Walls Require Repainting	Capital Renewal	10,000	SF	4	\$17,266	207
Stair Treads Require Replacement	Deferred Maintenance	1,000	LF	4	\$42,727	211
Interior Doors Require Repainting	Deferred Maintenance	13	Door	5	\$980	214
The Concrete Flooring Requires Repair or Repainting Note: Patches in boiler room, storage, some stairs.	Deferred Maintenance	1,200	SF	5	\$3,829	212
The Plaster Ceilings Are Damaged And Requires Repainting Note: painted concrete	Deferred Maintenance	363	SF	5	\$936	206
Sub Total for System		10	items		\$1,194,070	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package DX Unit Requires Replacement Location: Computer room A/C	Capital Renewal	1	Ea.	2	\$16,415	257



Facilities Feasibility Study

Alta Vista Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 25 kva	Capital Renewal	1	Ea.	2	\$7,374	230
The Exterior Liquid Filled Transformer Is Damaged And Should Be Replaced	Capital Renewal	150	KVA	2	\$10,928	227
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 5500 cfm each	Capital Renewal	21	Ea.	3	\$104,873	259
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$13,266	260
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	61,267	SF	4	\$326,463	258
Sub Total for System		6	items		\$479,319	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stage Lighting Is Damaged, Broken Or Deficient	Functional Deficiency	5	Ea.	2	\$7,895	229
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	3	Ea.	2	\$46,355	231
The Panelboard Requires Replacement Note: 200 amps	Capital Renewal	1	Ea.	2	\$13,496	232
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$15,277	233
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$29,039	247
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	\$24,860	248
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,551	251
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	20	EACH	4	\$21,396	234
Sub Total for System		8	items		\$161,870	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair Note: Repair or replace 40 LF of piping and insulation in the kitchen.	Deferred Maintenance	40	LF	3	\$315	267
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	35	Ea.	3	\$95,724	265
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	3	\$15,345	266
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	5	Ea.	4	\$16,555	262
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	3	Ea.	4	\$6,130	263
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	4	Ea.	4	\$11,688	261
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	32	Ea.	4	\$95,576	264
Sub Total for System		7	items		\$241,333	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	50	LF	4	\$14,711	215
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$11,005	216
Sub Total for System		2	items		\$25,715	
Sub Total for Building 01 - Main Building		42	items		\$3,522,775	

Building: 02 - Gym Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: Stained in restrooms and janitor closet. some damaged tiles.	Capital Renewal	486	SF	3	\$3,849	270
The Acoustical Ceilings Tiles Require Replacement Note: Water stained/damaged tiles in northeast corner. some damaged tile in office area.	Capital Renewal	243	SF	5	\$1,210	269
Sub Total for System		2	items		\$5,059	
Sub Total for Building 02 - Gym Building		2	items		\$5,059	
Total for Campus		51	items		\$4,205,791	

Alta Vista Elementary School Condition Assessment
Supporting Photos



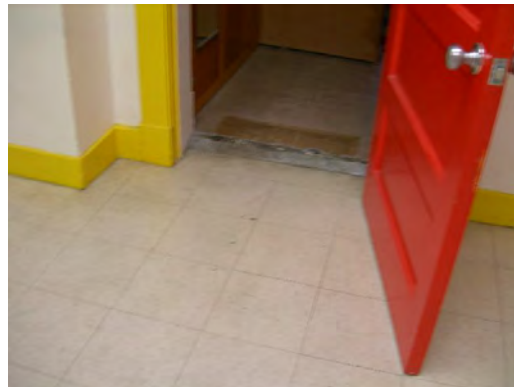
Alta Vista ES- Typical Ceiling



Alta Vista ES- Classroom



Alta Vista ES- Cracked Concrete Paving



Alta Vista ES- Damaged Room Curb



Alta Vista ES - Dated Pneumatic Air Dryer



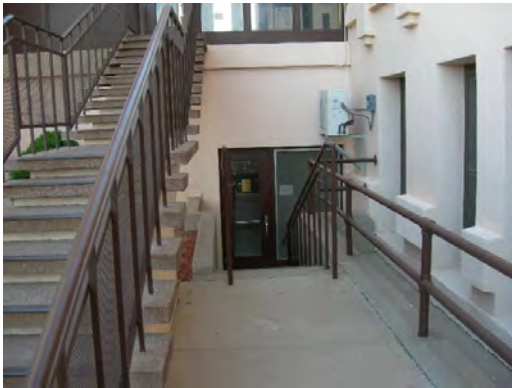
Alta Vista ES - Dated Pneumatic Thermostat



Alta Vista ES - Dated Thermostat



Alta Vista ES- Domestic Hot Water Pumps



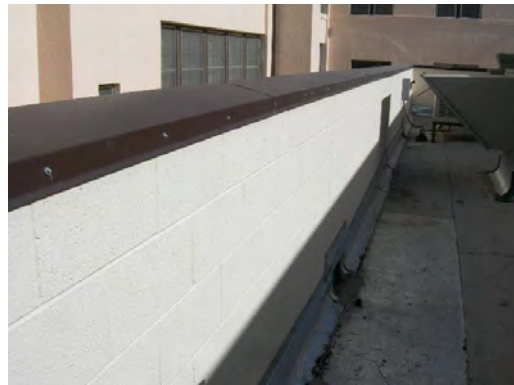
Alta Vista ES - Exit Stair



Alta Vista ES - Expansion Tank



Alta Vista ES - Fire Riser



Alta Vista ES - Gym Parapet



Alta Vista ES - Hallway Finishes 01



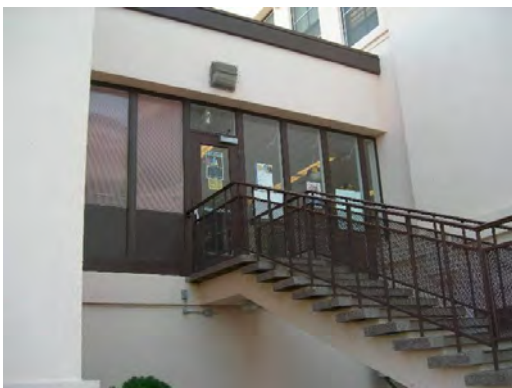
Alta Vista ES - Hallway Finishes 02



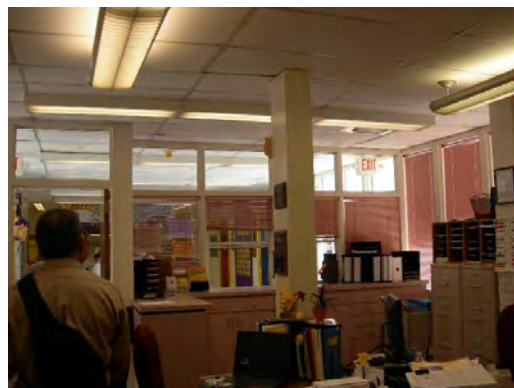
Alta Vista ES - Heating Boilers



Alta Vista ES - Landing



Alta Vista ES - Main Entry



Alta Vista ES - Main Office Finishes



Alta Vista ES - Mechanical Room Damage



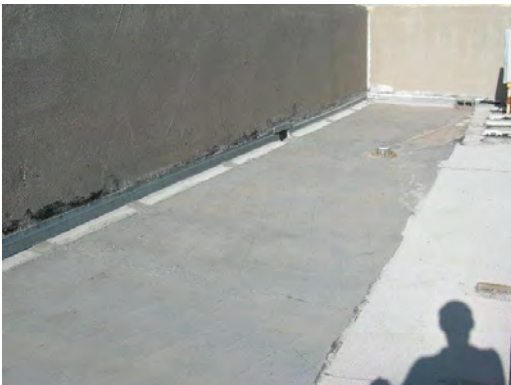
Alta Vista ES - Missing Insulation on Refrigerated Piping



Alta Vista ES Missing Insulation



Alta Vista ES - Non-Standard Pneumatic Compressor



Alta Vista ES - Roof General Condition 1



Alta Vista ES - Roof General Condition 2



Alta Vista ES - Roof Top



Alta Vista ES - Roof



Alta Vista ES - Rusted Evap



Alta Vista ES - Water Heating Pump



Alta Vista ES - Water Storage and Boiler



Alta Vista ES - Windows General Condition



Facilities Feasibility Study

Andress High School Condition Assessment

Summary of Findings

The Andress High School Facility located at 5400 Sun Valley in El Paso, Texas, was built in 1963. It comprises 259,736 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$9,588,275.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$942,659	.00%	\$942,659	.00%	\$0.00	\$0
01	Building A	26,331	1963	\$1,057,764	22.77%	\$2,326,864	50.09%	\$40.17	\$1,269,100
02	Building B	26,328	1963	\$933,144	20.09%	\$2,209,362	47.57%	\$35.44	\$1,276,218
03	Building C	26,251	1963	\$1,118,522	24.15%	\$2,428,991	52.45%	\$42.61	\$1,310,469
04	Office Building	9,011	1963	\$302,955	19.06%	\$767,912	48.30%	\$33.62	\$464,957
05	Cafeteria Building	19,944	1963	\$823,216	23.40%	\$1,522,363	43.27%	\$41.28	\$699,147
06	Library Building	10,885	1974	\$24,090	1.25%	\$387,123	20.16%	\$2.21	\$363,033
07	Building D	26,179	1989	\$580,750	12.57%	\$1,144,424	24.78%	\$22.18	\$563,674
08	Science Building	26,789	1963	\$1,033,674	21.87%	\$2,100,997	44.46%	\$38.59	\$1,067,323
09	Gym Building	38,625	1963	\$1,484,000	21.78%	\$2,728,957	40.05%	\$38.42	\$1,244,957
10	Homemaking Building	3,622	1963	\$118,245	18.50%	\$275,646	43.14%	\$32.65	\$157,401
11	Field House	5,041	1963	\$351,492	39.52%	\$602,939	67.80%	\$69.73	\$251,447
12	Auxiliary Gym Building	9,709	1963	\$69,926	4.08%	\$405,832	23.69%	\$7.20	\$335,906
13	Boiler Building	2,767	1963	\$129,275	26.48%	\$265,868	54.46%	\$46.72	\$136,593
14	ROTC Building	5,900	1963	\$228,800	21.98%	\$426,351	40.96%	\$38.78	\$197,551
15	Wrestling Building	2,730	1963	\$1,926	.40%	\$114,514	23.78%	\$0.71	\$112,588
16	Girls Locker Room Building	8,589	2001	\$350,679	23.14%	\$685,226	45.22%	\$40.83	\$334,547
17	Concessions Building	613	1980	\$37,156	34.36%	\$58,178	53.80%	\$60.61	\$21,022
18	Ticketbooth 01	27	2000	\$0	.00%	\$276	5.79%	\$0.00	\$276
19	Ticketbooth 02	27	2000	\$0	.00%	\$0	.00%	\$0.00	\$0
268	Transportable-268	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
301	Transportable-301	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
310	Transportable-0310	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
331	Transportable-331	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
390	Transportable-390	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
653	Transportable-653	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
742	Transportable-742	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
777	Transportable-777	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
803	Transportable-803	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
832	Transportable-832	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
833	Transportable-833	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
834	Transportable-834	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		259,736		\$9,588,275	21.80%	\$19,394,484	44.09%	\$36.92	\$9,806,209

Cross Tab of Current Deficiencies



Facilities Feasibility Study

Andress High School Condition Assessment

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$12,139	\$892,933	\$37,587	\$942,659
Roofing	\$1,321,671	-	-	-	-	\$1,321,671
Structural	-	-	-	-	-	\$0
Exterior	-	\$2,030,324	\$13,131	-	-	\$2,043,455
Interior	-	\$95,099	\$1,868,153	\$1,078,663	\$45,018	\$3,086,934
Mechanical	-	\$296,771	\$32,949	-	\$341	\$330,061
Electrical	-	\$233,614	-	-	-	\$233,614
Plumbing	-	-	\$218,628	\$175,568	-	\$394,195
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$12,941	\$833,443	-	\$389,301	-	\$1,235,685
Other	-	-	-	-	-	\$0
Total	\$1,334,611	\$3,489,252	\$2,145,000	\$2,536,465	\$82,946	\$9,588,275

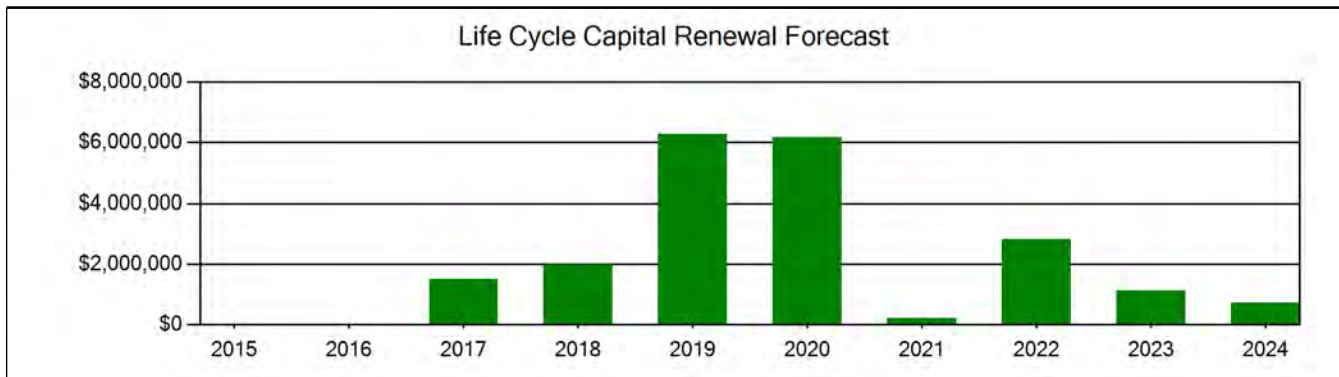
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	942,659	0	0	0	0	0	0	192,698	246,315	0	0	\$439,013	\$1.76
Roofing	1,321,671	0	0	0	0	0	0	0	0	0	102,221	\$102,221	\$0.41
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	2,043,455	0	0	0	28,304	17,991	554,117	17,442	620,603	8,242	142,588	\$1,389,287	\$5.57
Interior	3,086,934	0	20,079	113,845	1,404,404	181,248	1,590,841	1,911	734,721	489,341	30,221	\$4,566,611	\$18.31
Mechanical	330,061	0	0	1,991	216,603	1,865,320	1,265,156	6,226	479,353	0	427,382	\$4,262,031	\$17.09
Electrical	233,614	0	0	0	0	4,028,691	0	0	746,925	0	32,165	\$4,807,781	\$19.28
Plumbing	394,195	0	0	66,344	9,388	184,553	1,160,649	0	0	634,409	0	\$2,055,343	\$8.24
Fire and Life Safety	0	0	0	1,337,967	0	0	0	0	0	0	0	\$1,337,967	\$5.37
Technology	0	0	0	0	329,481	0	0	0	0	0	0	\$329,481	\$1.32
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	1,235,685	0	0	0	0	0	1,598,350	0	0	0	0	\$1,598,350	\$6.41
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	9,588,275	0	20,079	1,520,147	1,988,180	6,277,803	6,169,113	218,277	2,827,917	1,131,992	734,577	\$20,888,085	\$83.76





Andress High School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Andress High School facility has an overall FCI of 21.8%

The total current cost for all building deficiencies is \$9,588,275. There are \$942,659 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$9,806,209. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$43,988,739.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Andress High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	1,000	SF	3	\$12,139	1041
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	20	CAR	4	\$41,000	1038
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	405	CAR	4	\$830,241	1039
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	2	Ea.	4	\$12,297	1043
Fencing Requires Replacement (8' Chain Link Fence) Note: 6 ft high	Capital Renewal	200	LF	4	\$7,946	1036
Gate Requires Replacement	Deferred Maintenance	2	Ea.	4	\$1,449	1037
Paving Requires Restriping	Deferred Maintenance	405	CAR	5	\$5,831	1040
Wheel Stops Are Damaged And Require Replacement Note: add wheel stops	Deferred Maintenance	280	Ea.	5	\$31,756	1042
Sub Total for System		8	items		\$942,659	
Sub Total for School and Site Level		8	items		\$942,659	

Building: 01 - Building A

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	13,200	SF	1	\$160,711	778
Sub Total for System		1	items		\$160,711	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 160 @ 4 x 3	Capital Renewal	1,920	SF	2	\$318,336	706
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 1.5 x 2.5	Capital Renewal	105	SF	2	\$24,505	707
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	5,400	SF Wall	2	\$65,363	705
Sub Total for System		3	items		\$408,204	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	8,000	SF	3	\$161,601	777
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	9,000	SF Wall	4	\$194,594	776
Sub Total for System		2	items		\$356,195	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair Note: Controls are broken	Deferred Maintenance	26,337	SF	2	\$50,033	779
Sub Total for System		1	items		\$50,033	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 1st Floor has Weyco Panel which needs to be replaced. Recommend replacing panels in both 1st & 2nd floor electrical rooms/custodian rooms. Location: 1st Floor	Capital Renewal	1	Ea.	2	\$12,764	810
Sub Total for System		1	items		\$12,764	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: toilets are old and about 50% have foot valves	Capital Renewal	8	Ea.	3	\$20,694	781
The Urinal Plumbing Fixtures Require Replacement Note: urinals are old at end of useful life	Capital Renewal	6	Ea.	3	\$12,440	782
The Rest Room Lavatories Plumbing Fixtures Require Replacement Note: restroom lavs are old and at end of useful life	Capital Renewal	13	Ea.	4	\$36,723	780
Sub Total for System		3	items		\$69,857	
Sub Total for Building 01 - Building A		11	items		\$1,057,764	



Facilities Feasibility Study

Andress High School Condition Assessment

Building: 02 - Building B

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	13,200	SF	1	\$160,711	842
Sub Total for System		1	items		\$160,711	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 160 @ 4 x 3	Capital Renewal	1,920	SF	2	\$205,483	816
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 1.5 x 2.5	Capital Renewal	105	SF	2	\$11,237	817
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	5,400	SF Wall	2	\$65,363	815
Sub Total for System		3	items		\$282,084	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	8,000	SF	3	\$161,601	819
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	9,000	SF Wall	4	\$194,594	818
Sub Total for System		2	items		\$356,195	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair Note: Controls are broken & old	Deferred Maintenance	26,328	SF	2	\$50,016	843
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,284	4141
Sub Total for System		2	items		\$56,300	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: Toilets are old, 50% have footvalves	Capital Renewal	10	Ea.	3	\$25,867	845
The Urinal Plumbing Fixtures Require Replacement Note: Urinals are old	Capital Renewal	6	Ea.	3	\$12,440	846
The Rest Room Lavatories Plumbing Fixtures Require Replacement Note: Lavs are old at end of life	Capital Renewal	14	Ea.	4	\$39,548	844
Sub Total for System		3	items		\$77,855	
Sub Total for Building 02 - Building B		11	items		\$933,144	

Building: 03 - Building C

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	13,200	SF	1	\$160,711	855
Sub Total for System		1	items		\$160,711	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 160 @ 4 x 3	Capital Renewal	1,920	SF	2	\$205,483	848
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 1.5 x 2.5	Capital Renewal	105	SF	2	\$11,237	849
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	5,400	SF Wall	2	\$65,363	847
Sub Total for System		3	items		\$282,084	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	8,000	SF	3	\$161,601	853
The Vinyl Composition Tile Requires Replacement	Capital Renewal	17,820	SF	3	\$181,352	851
The Wood Flooring Requires Replacement	Capital Renewal	430	SF	3	\$10,151	852
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	9,000	SF Wall	4	\$194,594	850
Sub Total for System		4	items		\$547,697	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair Note: Controls are old, broken	Deferred Maintenance	26,251	SF	2	\$49,870	856
Sub Total for System		1	items		\$49,870	



Facilities Feasibility Study

Andress High School Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: Toilets are old and out of date	Capital Renewal	10	Ea.	3	\$25,867	858
The Urinal Plumbing Fixtures Require Replacement Note: Urinals are old and out of date	Capital Renewal	4	Ea.	3	\$8,293	859
The Rest Room Lavatories Plumbing Fixtures Require Replacement Note: Lavs are old and out of date	Capital Renewal	14	Ea.	4	\$39,548	857
Sub Total for System		3	items		\$73,708	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	16	LF	4	\$4,452	854
Sub Total for System		1	items		\$4,452	
Sub Total for Building 03 - Building C		13	items		\$1,118,522	

Building: 04 - Office

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	4,900	SF	1	\$59,658	876
Sub Total for System		1	items		\$59,658	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 56 @ 4 x 3	Capital Renewal	672	SF	2	\$71,919	862
The Aluminum Window Is Damaged And Requires Replacement Note: 12 @ 6 x 3	Capital Renewal	216	SF	2	\$23,117	863
The Aluminum Window Is Damaged And Requires Replacement Note: 14 @ 1.5 x 2	Capital Renewal	42	SF	2	\$4,495	864
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	1,500	SF Wall	2	\$19,089	861
The Steel Window Is Damaged And Requires Replacement Note: 8 @ 1.5 x 2	Capital Renewal	24	SF	2	\$4,961	865
The Steel Window Is Damaged And Requires Replacement Note: 4 @ 1.5 x 6	Capital Renewal	36	SF	2	\$7,441	866
The Steel Window Is Damaged And Requires Replacement Note: 1 @ 4 x 4	Capital Renewal	16	SF	2	\$3,307	867
Sub Total for System		7	items		\$134,330	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	2,250	SF	3	\$26,888	869
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	270	SF	3	\$5,454	871
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,800	SF	3	\$18,318	870
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,700	SF	5	\$17,273	868
Sub Total for System		4	items		\$67,934	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	9,011	SF	2	\$17,119	877
Sub Total for System		1	items		\$17,119	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced Note: outdated, needs to be replaced	Capital Renewal	9,011	SF	1	\$12,941	878
Sub Total for System		1	items		\$12,941	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	16	LF	4	\$4,452	872
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	12	LF	4	\$1,175	875
The Upper Storage Cabinets Require Replacement	Capital Renewal	8	LF	4	\$1,443	873
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	15	LF	4	\$3,903	874
Sub Total for System		4	items		\$10,974	
Sub Total for Building 04 - Office		18	items		\$302,955	



Facilities Feasibility Study

Andress High School Condition Assessment

Building: 05 - Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	19,900	SF	1	\$242,283	914
Sub Total for System		1	items		\$242,283	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 6 @ 4 x 2.5	Capital Renewal	60	SF	2	\$6,421	901
The Aluminum Window Is Damaged And Requires Replacement Note: 9 @ 2 x 3	Capital Renewal	54	SF	2	\$5,779	902
The Metal Exterior Door Requires Replacement Note: 6 @ 3 x 7	Capital Renewal	6	Door	2	\$30,510	899
The Steel Window Is Damaged And Requires Replacement Note: 12 @ 7 x 6	Capital Renewal	504	SF	2	\$104,180	903
The Steel Window Is Damaged And Requires Replacement Note: 12 @ 3 x 6	Capital Renewal	216	SF	2	\$44,649	904
Exterior Metal Door Requires Repainting Note: 9 @ 7 x 3	Deferred Maintenance	9	Door	3	\$1,594	900
Sub Total for System		6	items		\$193,134	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: 16 @ 7 x 3	Capital Renewal	16	Door	2	\$40,515	912
Interior Doors Require Replacement Note: 16 @ 7 x 3	Capital Renewal	16	Door	3	\$44,483	911
The Carpet Flooring Requires Replacement	Capital Renewal	6,000	SF	3	\$71,702	908
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	800	SF	3	\$16,160	910
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,000	SF	3	\$51,263	906
The Vinyl Composition Tile Requires Replacement	Capital Renewal	9,700	SF	3	\$98,716	909
Acoustical Wall Panels Require Replacement	Deferred Maintenance	997	SF	4	\$7,681	4194
Adhered acoustical ceiling tile	Deferred Maintenance	1,994	SF	4	\$20,395	4166
Interior Gypboard Walls Require Repair	Deferred Maintenance	1,200	SF Wall	4	\$7,370	907
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,000	SF	5	\$12,795	905
Sub Total for System		10	items		\$371,081	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	3	\$7,760	915
The Custodial Mop Or Service Sink Requires Replacement Note: kitchen sinks	Deferred Maintenance	2	Ea.	4	\$3,865	4167
Sub Total for System		2	items		\$11,626	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	52	LF	4	\$5,093	913
Sub Total for System		1	items		\$5,093	
Sub Total for Building 05 - Cafeteria		20	items		\$823,216	

Building: 06 - Library

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	2,500	SF Wall	2	\$24,090	916
Sub Total for System		1	items		\$24,090	
Sub Total for Building 06 - Library		1	items		\$24,090	

Building: 07 - Building D

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	13,200	SF	1	\$125,074	921
Sub Total for System		1	items		\$125,074	



Facilities Feasibility Study Andress High School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 160 @ 4 x 3	Capital Renewal	1,920	SF	2	\$159,919	918
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 1.5 x 2.5	Capital Renewal	105	SF	2	\$8,746	919
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	5,400	SF Wall	2	\$50,869	917
Sub Total for System		3	items		\$219,533	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	8,000	SF	3	\$125,767	920
Sub Total for System		1	items		\$125,767	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair Note: outdated and broken	Deferred Maintenance	26,179	SF	2	\$38,705	933
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement Note: supply fan	Deferred Maintenance	1	Ea.	2	\$8,594	4169
Sub Total for System		2	items		\$47,299	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	14	Ea.	3	\$28,184	935
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	8	Ea.	3	\$12,908	936
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	4	\$21,985	934
Sub Total for System		3	items		\$63,077	
Sub Total for Building 07 - Building D		10	items		\$580,750	

Building: 08 - Science Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	13,200	SF	1	\$160,711	947
Sub Total for System		1	items		\$160,711	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 160 @ 4 x 3	Capital Renewal	1,920	SF	2	\$205,483	941
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 1.5 x 2.5	Capital Renewal	105	SF	2	\$11,237	942
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	5,400	SF Wall	2	\$65,363	940
Sub Total for System		3	items		\$282,084	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	8,000	SF	3	\$161,601	944
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	9,000	SF Wall	4	\$194,594	943
Sub Total for System		2	items		\$356,195	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair Note: old and broken	Deferred Maintenance	26,789	SF	2	\$50,892	949
Sub Total for System		1	items		\$50,892	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	12	Ea.	3	\$31,041	951
The Urinal Plumbing Fixtures Require Replacement Note: some urinals are not working	Capital Renewal	6	Ea.	3	\$12,440	952
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	12	Ea.	4	\$33,898	950
Sub Total for System		3	items		\$77,379	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	350	LF	4	\$97,393	945



Facilities Feasibility Study

Andress High School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Upper Storage Cabinets Require Replacement	Capital Renewal	50	LF	4	\$9,021	946
Sub Total for System		2	items		\$106,414	
Sub Total for Building 08 - Science Building		12	items		\$1,033,674	

Building: 09 - Gymnasium

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	1,500	SF Wall	2	\$19,089	3988
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	162	SF	2	\$33,487	3989
Note: 12 @ 3 x 4.5						
Sub Total for System		2	items		\$52,576	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	20	Door	2	\$50,643	3993
Note: 20 @ 7 x 3						
Interior Doors Require Replacement	Capital Renewal	20	Door	3	\$55,604	3992
Note: 20 @ 7 x 3						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	15,000	SF	3	\$303,001	3991
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	8,000	SF Wall	4	\$172,972	3990
Sub Total for System		4	items		\$582,221	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Register Requires Replacement	Deferred Maintenance	1	Ea.	5	\$341	3997
Location: Boys bathroom SW corner building basement						
Sub Total for System		1	items		\$341	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,073	4181
Sub Total for System		1	items		\$5,073	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$10,347	3998
Note: Replace toilets, some have foot valves (50%)						
Sub Total for System		1	items		\$10,347	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Retractable Bleachers are Damaged and Require Replacement	Capital Renewal	1,440	Seat	2	\$833,443	3994
Sub Total for System		1	items		\$833,443	
Sub Total for Building 09 - Gymnasium		10	items		\$1,484,000	

Building: 10 - Homemaking

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	3,600	SF	1	\$43,830	957
Sub Total for System		1	items		\$43,830	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	1,000	SF Wall	2	\$13,157	953
Sub Total for System		1	items		\$13,157	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	430	SF	3	\$8,686	956
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,800	SF	3	\$28,495	955
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	680	SF Wall	4	\$14,703	954
Sub Total for System		3	items		\$51,884	



Facilities Feasibility Study

Andress High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,374	4182
	Sub Total for System	1	items		\$9,374	
	Sub Total for Building 10 - Homemaking	6	items		\$118,245	

Building: 11 - Fieldhouse

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	5,000	SF	1	\$60,875	975
	Sub Total for System	1	items		\$60,875	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	800	SF Wall	2	\$10,784	968
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	108	SF	2	\$22,324	969
Note: 36 @ 1 x 3						
	Sub Total for System	2	items		\$33,108	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	500	SF	3	\$5,975	971
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	4,000	SF	3	\$80,800	973
The Vinyl Composition Tile Requires Replacement	Capital Renewal	350	SF	3	\$3,562	972
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	2,500	SF Wall	4	\$54,054	970
	Sub Total for System	4	items		\$144,391	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	4184
	Sub Total for System	1	items		\$9,155	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$10,347	976
Note: 50% of toilets have foot valves						
	Sub Total for System	1	items		\$10,347	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	12	LF	4	\$1,175	974
The Metal Student Lockers Require Replacement	Capital Renewal	200	Ea.	4	\$92,439	4183
	Sub Total for System	2	items		\$93,615	
	Sub Total for Building 11 - Fieldhouse	11	items		\$351,492	

Building: 12 - Aux Gym

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	2,000	SF Wall	2	\$25,022	995
	Sub Total for System	1	items		\$25,022	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,600	SF	3	\$26,460	996
	Sub Total for System	1	items		\$26,460	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	9,709	SF	2	\$18,445	997
	Sub Total for System	1	items		\$18,445	
	Sub Total for Building 12 - Aux Gym	3	items		\$69,926	

Building: 13 - Boiler

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$67,076	4186
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	4187



Facilities Feasibility Study

Andress High School Condition Assessment

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$19,482	4188
Sub Total for System		3	items		\$100,387	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 1 @ 7 x 3	Deferred Maintenance	1	Door	3	\$177	998
Sub Total for System		1	items		\$177	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Overhead Door Requires Replacement Note: 1 @ 8 x 8	Capital Renewal	1	Door	2	\$12,981	999
Interior Doors Require Repainting Note: 1 @ 7 x 3	Deferred Maintenance	1	Door	5	\$71	1000
Sub Total for System		2	items		\$13,053	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,284	4189
Sub Total for System		1	items		\$6,284	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,374	4185
Sub Total for System		1	items		\$9,374	
Sub Total for Building 13 - Boiler		8	items		\$129,275	

Building: 14 - ROTC

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	5,900	SF	1	\$71,833	1010
Sub Total for System		1	items		\$71,833	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 18 @ 3 x 3	Capital Renewal	162	SF	2	\$17,338	1005
The Hardi-Plank Exterior Is Damaged And Requires Replacement	Capital Renewal	1,500	SF Wall	2	\$19,089	1001
The Metal Exterior Door Requires Replacement Note: 1 @ 7 x 3	Capital Renewal	1	Door	2	\$5,085	1003
Exterior Door Hardware Requires Replacement Note: 1 @ 7 x 3	Deferred Maintenance	1	Ea.	3	\$3,407	1004
Sub Total for System		4	items		\$44,919	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	880	SF	3	\$8,956	1009
Adhered acoustical ceiling tile	Deferred Maintenance	2,006	SF	4	\$20,518	4190
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	120	SF Wall	4	\$2,595	1008
The Acoustical Ceilings Tiles Require Replacement Note: adhered	Capital Renewal	2,000	SF	5	\$12,795	1006
Sub Total for System		4	items		\$44,863	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$12,568	4191
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: rusted bottoms	Capital Renewal	4	Ea.	3	\$32,949	1011
Sub Total for System		2	items		\$45,517	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 100 A	Capital Renewal	1	Ea.	2	\$9,155	1012
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	1013



Facilities Feasibility Study Andress High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	1044
Sub Total for System		3	items		\$21,669	
Sub Total for Building 14 - ROTC		14	items		\$228,800	

Building: 15 - Wrestling

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 4 @ 1.5 x 3	Capital Renewal	18	SF	2	\$1,926	1014
Sub Total for System		1	items		\$1,926	
Sub Total for Building 15 - Wrestling		1	items		\$1,926	

Building: 16 - Girls Locker Room

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	8,600	SF	1	\$69,590	1022
Sub Total for System		1	items		\$69,590	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 3 @ 7 x 3	Capital Renewal	3	Door	2	\$11,872	1015
Exterior Door Hardware Requires Replacement Note: 3 @ 7 x 3	Deferred Maintenance	3	Ea.	3	\$7,953	1016
Sub Total for System		2	items		\$19,826	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: 2 @ 7 x 3	Capital Renewal	2	Door	2	\$3,941	1021
Interior Doors Require Replacement Note: 2 @ 7 x 3	Capital Renewal	2	Door	3	\$4,327	1020
The Carpet Flooring Requires Replacement	Capital Renewal	1,300	SF	3	\$12,091	1017
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,700	SF	3	\$26,725	1019
The Vinyl Composition Tile Requires Replacement	Capital Renewal	860	SF	3	\$6,811	1018
Sub Total for System		5	items		\$53,896	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	8,859	SF	2	\$13,098	1023
The Electrical Transformer Is Damaged And Should Be Repaired Note: assumed; could not access room	Deferred Maintenance	30	KVA	2	\$5,667	1024
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	4192
Sub Total for System		3	items		\$24,193	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Door to room did not open. Voltages and amperage assumed based on observed load.	Capital Renewal	1	Ea.	2	\$7,125	1025
The Panelboard Requires Replacement Note: Door to room did not open. Voltages and amperage assumed based on observed load.	Capital Renewal	1	Ea.	2	\$7,296	1026
Sub Total for System		2	items		\$14,421	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	250	Ea.	4	\$168,754	4193
Sub Total for System		1	items		\$168,754	
Sub Total for Building 16 - Girls Locker Room		14	items		\$350,679	



Facilities Feasibility Study

Andress High School Condition Assessment

Building: 17 - Concessions

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	600	SF	1	\$5,685	1031
Sub Total for System		1	items		\$5,685	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$7,915	1027
Note: 2 @ 7 x 3						
Sub Total for System		1	items		\$7,915	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Overhead Door Requires Replacement	Capital Renewal	4	Door	2	\$6,306	1028
Note: 4 @ 5 x 4						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	700	SF Wall	5	\$2,083	1030
Sub Total for System		2	items		\$8,389	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	4098
Sub Total for System		1	items		\$5,428	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	1032
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	1033
Note: 125 A						
Sub Total for System		2	items		\$9,739	
Sub Total for Building 17 - Concessions		7	items		\$37,156	
Total for Campus		178	items		\$9,588,275	

Buildings with no reported deficiencies

- 18 - Ticketbooth 01
- 19 - Ticketbooth 02
- 268 - Transportable-268
- 301 - Transportable-301
- 310 - Transportable-0310
- 331 - Transportable-331
- 390 - Transportable-390
- 653 - Transportable-653
- 742 - Transportable-742
- 777 - Transportable-777
- 803 - Transportable-803
- 832 - Transportable-832
- 833 - Transportable-833
- 834 - Transportable-834

Address High School Condition Assessment
Supporting Photos



Address HS - Damaged Chain Link Fence



Address HS - Concessions



Address HS - Marquee



Address HS - Erosion at Sidewalk



Address HS - Worn Pedestrian Paving



Address HS - Ticketbooth



Address HS - Building 1



Address HS - Building 2



Address HS - Building 3



Address HS - Building 4 Entry



Address HS - Building 4 Rear Elevation



Address HS - Building 5 Front Elevation



Address HS - Building 5 Side Elevation



Address HS - Building 6



Address HS - Building 7



Address HS - Building 8



Address HS - Building 9



Address HS - Building 10



Address HS - Building 11



Address HS - Building 12



Address HS - Building 13



Address HS - Building 14



Address HS - Building 15



Facilities Feasibility Study
Aoy Elementary School Condition Assessment

Summary of Findings

The Aoy Elementary School Facility located at 901 S Campbell in El Paso, Texas, was built in 1990. It comprises 104,786 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$701,385.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$12,300	.00%	\$105,898	.00%	\$0.00	\$93,598
01	Main Building	101,795	2006	\$515,742	2.83%	\$2,264,679	12.43%	\$5.07	\$1,748,937
02	Library Building	2,991	1990	\$173,342	32.39%	\$231,659	43.29%	\$57.95	\$58,317
Totals		104,786		\$701,385	3.74%	\$2,602,237	13.88%	\$6.69	\$1,900,852

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$12,300	-	\$12,300
Roofing	\$151,722	-	\$44,691	-	-	\$196,413
Structural	-	-	-	-	-	\$0
Exterior	-	\$7,915	-	-	-	\$7,915
Interior	-	-	\$234,042	\$57,773	\$104,936	\$396,751
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$42,566	\$1,762	\$17,736	-	\$62,064
Plumbing	-	-	\$8,928	-	-	\$8,928
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$17,014	-	\$17,014
Other	-	-	-	-	-	\$0
Total	\$151,722	\$50,481	\$289,423	\$104,823	\$104,936	\$701,385

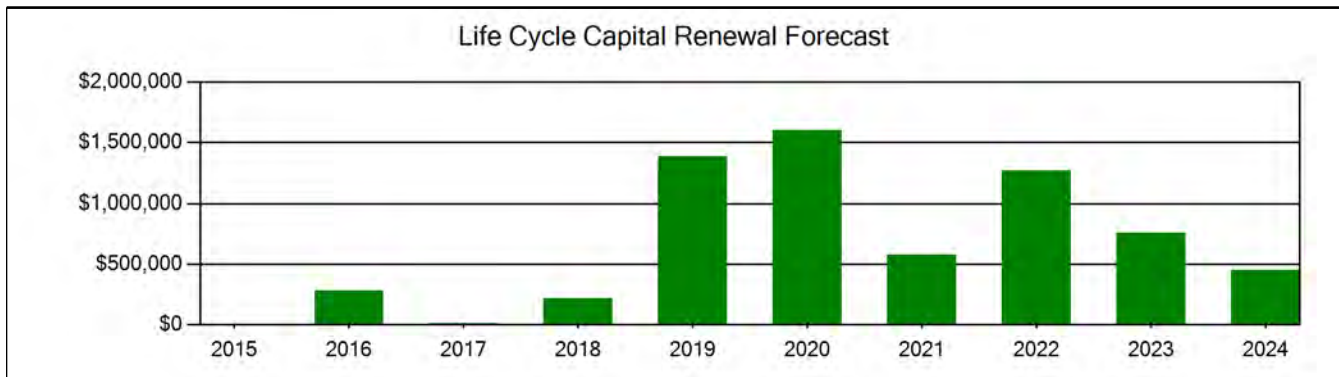
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	12,300	0	0	0	79,457	14,141	0	200,898	87,616	0	0	\$382,112	\$3.65
Roofing	196,413	0	0	0	0	0	0	290,092	0	0	0	\$290,092	\$2.77
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	7,915	0	0	1,004	0	0	122,891	23,736	39,574	3,877	1,004	\$192,086	\$1.83
Interior	396,751	0	282,383	0	47,339	24,729	473,722	40,121	451,883	687,850	726	\$2,008,753	\$19.17
Mechanical	0	0	0	0	82,384	77,935	31,802	0	122,912	0	421,068	\$736,101	\$7.02
Electrical	62,064	0	0	0	0	1,270,200	0	0	449,715	0	17,615	\$1,737,530	\$16.58
Plumbing	8,928	0	0	0	4,874	0	20,292	21,508	0	66,199	8,928	\$121,801	\$1.16
Fire and Life Safety	0	0	0	13,063	0	0	444,560	0	0	0	0	\$457,623	\$4.37
Technology	0	0	0	0	3,343	0	0	0	113,771	0	0	\$117,114	\$1.12
Conveyances	0	0	0	0	0	0	9,974	0	0	0	0	\$9,974	\$0.10
Specialties	17,014	0	0	0	0	0	496,808	0	0	0	0	\$496,808	\$4.74
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	701,385	0	282,383	14,067	217,397	1,387,005	1,600,049	576,355	1,265,471	757,926	449,341	\$6,549,994	\$62.51





Aoy Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Aoy Elementary School facility has an overall FCI of 3.7%

The total current cost for all building deficiencies is \$701,385. There are \$12,300 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,900,852. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$18,749,358.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Aoy Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement Note: Rear - repair cracking	Capital Renewal	6	CAR	4	\$12,300	4392
Sub Total for System		1	items		\$12,300	
Sub Total for School and Site Level		1	items		\$12,300	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement Note: Needs Replacement. Showing wear and bubbling. Gym, Kitchen & Cafeteria Roof	Capital Renewal	18,750	SF	1	\$151,722	4386
Built-up Roofing with Aggregate Ballast Requires Replacement Note: Needs Replacement. Showing wear and bubbling Maint Bldg Roof	Capital Renewal	1,900	SF	3	\$17,361	4387
Sub Total for System		2	items		\$169,083	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: Replace in coach's offices	Capital Renewal	1,018	SF	3	\$8,063	4375
The Vinyl Composition Tile Requires Replacement Note: Cafeteria and other areas more worn	Capital Renewal	25,449	SF	3	\$201,562	4376
Ceiling Grid Requires Replacement Note: Repair various leaks & kix cafeteria area and hallways	Capital Renewal	10,180	SF	4	\$45,691	4373
Interior walls require repainting (Bldg SF) Note: Repaint gym, cafeteria and high traffic areas	Capital Renewal	10,180	SF	5	\$31,730	4374
The Acoustical Ceilings Tiles Require Replacement Note: Repair various leaks & kix cafeteria area and hallways	Capital Renewal	10,180	SF	5	\$50,686	4372
Sub Total for System		5	items		\$337,731	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement Note: Repair Dielectric Union. 71GAL	Deferred Maintenance	1	Ea.	3	\$4,046	4393
The Gas Water Heater Requires Replacement Note: Domestic water boiler	Deferred Maintenance	1	Ea.	3	\$4,882	4394
Sub Total for System		2	items		\$8,928	
Sub Total for Building 01 - Main Building		9	items		\$515,742	

Building: 02 - Library

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$1,762	4390
The Canopy Lighting Requires Replacement	Deferred Maintenance	10	Ea.	4	\$17,736	4391
Sub Total for System		2	items		\$19,498	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement Note: Roof is aged, replace.	Capital Renewal	2,991	SF	3	\$27,330	4385
Sub Total for System		1	items		\$27,330	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Rusted. Replace	Capital Renewal	2	Door	2	\$7,915	4377
Sub Total for System		1	items		\$7,915	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	2,991	SF	2	\$37,322	4389
The Carpet Flooring Requires Replacement Note: Carpet is old and worn	Capital Renewal	2,243	SF	3	\$20,861	4383



Facilities Feasibility Study

Aoy Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: VCT is worn	Capital Renewal	449	SF	3	\$3,556	4382
Ceiling Grid Requires Replacement Note: System is old and needs replacement. Stained and damaged.	Capital Renewal	2,692	SF	4	\$12,083	4379
Interior walls require repainting (Bldg SF) Note: Repaint	Capital Renewal	2,692	SF	5	\$8,391	4381
The Acoustical Ceilings Tiles Require Replacement Note: System is old and needs replacement. Stained and damaged.	Capital Renewal	2,692	SF	5	\$13,403	4378
The Gypboard Ceilings Are Damaged And Requires Repainting Note: Repaint and repair ceiling in restrooms.	Deferred Maintenance	299	SF	5	\$726	4380
Sub Total for System		7	items		\$96,342	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	4388
Sub Total for System		1	items		\$5,244	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs Note: Millwork is worn and needs replacement	Deferred Maintenance	2	Room	4	\$17,014	4384
Sub Total for System		1	items		\$17,014	
Sub Total for Building 02 - Library		13	items		\$173,342	
Total for Campus		23	items		\$701,385	

Aoy Elementary School Condition Assessment
Supporting Photos



Aoy ES - Asphalt Paving



Aoy ES - Basketball Courts



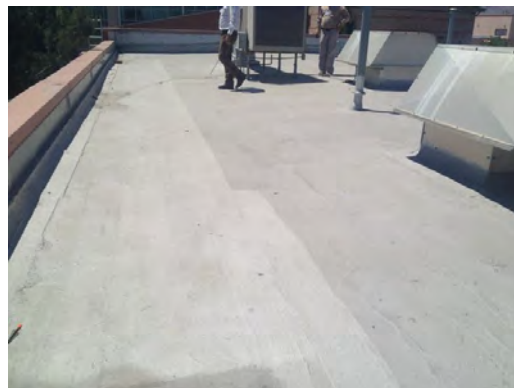
Aoy ES - Building 2 Exterior



Aoy ES - Building 2 Front Elevation



Aoy ES - Building 2 Interior



Aoy ES - Building 2 Roof General Condition



Aoy ES - Cafeteria



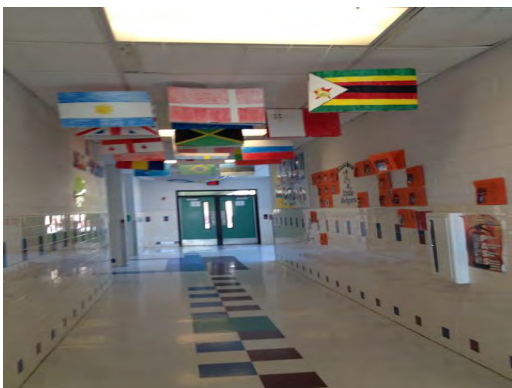
Aoy ES - Chilled Water Supply and Return Pumps



Aoy ES - Classroom 01



Aoy ES - Classroom 02



Aoy ES - Corridor 02



Aoy ES - Corridor



Aoy ES - Corroded Water Heater



Aoy ES - Courtyard



Aoy ES - Covered Walkway



Aoy ES - Crack in Interior Wall 01



Aoy ES - Crack in Interior Wall 02



Aoy ES - Domestic Water Boiler



Aoy ES - Domestic Water Supply in Backflor



Aoy ES - Evap



Aoy ES - Evidence of Leak



Aoy ES - Exp Tank and Separator



Aoy ES - Exterior



Aoy ES - Front Elevation



Aoy ES - Gym Rooftop



Aoy ES - Gym



Aoy ES - Hall Base



Aoy ES - Heating and Chilled Water Supply



Aoy ES - Heating Water Return Pumps



Aoy ES - Kitchen Roof Condition 02



Aoy ES - Kitchen Roof Condition



Aoy ES - Kitchen Roof



Aoy ES - Library



Aoy ES - Main Entry



Aoy ES - Maintenance Building



Aoy ES - Mech Building



Aoy ES - MUA#1



Aoy ES - MUA#2



Aoy ES - Old Library Rooftop



Aoy ES - Restroom Finishes



Aoy ES - Restroom Fixtures



Aoy ES - Rite Heating Boiler



Aoy ES - Roof Bubbling



Aoy ES - Roof General Condition 01



Aoy ES - Roof Condition 03



Aoy ES - Roof Trim



Aoy ES - Roofing General Condition 01



Aoy ES - Stained Ceiling Tiles



Aoy ES - Trane Air Handler



Aoy ES - Trane Chiller #1



Aoy ES - Trane Chiller #2



Aoy ES - Trane Chillers



Facilities Feasibility Study
 Armendariz Middle School Condition Assessment

Summary of Findings

The Armendariz Middle School Facility located at 2231 Arizona in El Paso, Texas, was built in 1954. It comprises 123,308 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,458,598.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Admin Wing	24,676	1956	\$932,456	21.06%	\$2,011,234	45.41%	\$37.79	\$1,078,778
01A	Elevator	253	2000	\$0	.00%	\$3,712	8.18%	\$0.00	\$3,712
02	B Wing	19,628	1954	\$700,690	19.89%	\$1,477,236	41.94%	\$35.70	\$776,546
03	C Wing	19,901	1956	\$584,831	16.37%	\$1,489,636	41.71%	\$29.39	\$904,805
04	D Wing	20,589	1954	\$777,555	21.04%	\$1,666,878	45.11%	\$37.77	\$889,323
05	Cafeteria Building	16,850	1954	\$247,936	8.20%	\$960,953	31.78%	\$14.71	\$713,017
06	Gym Building	14,347	1954	\$111,957	4.35%	\$1,177,185	45.72%	\$7.80	\$1,065,228
07	Music Building	6,762	1954	\$99,497	8.20%	\$667,076	54.97%	\$14.71	\$567,579
Chiller	Chiller Building	302	2010	\$3,676	6.78%	\$13,899	25.64%	\$12.17	\$10,223
Totals		123,308		\$3,458,598	15.63%	\$9,467,809	42.78%	\$28.05	\$6,009,211

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$1,544,981	\$1,247	\$122,015	-	-	\$1,668,242
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,157,146	-	-	-	\$1,157,146
Interior	-	-	\$54,339	-	\$54,483	\$108,823
Mechanical	-	\$372,271	\$15,417	-	-	\$387,688
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	\$136,699	-	-	\$136,699
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$1,544,981	\$1,530,664	\$328,470	\$0	\$54,483	\$3,458,598

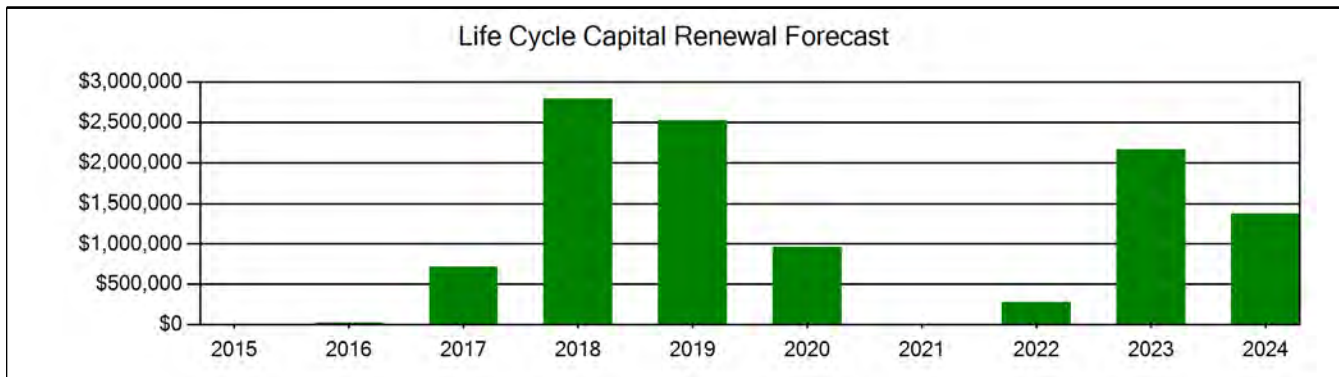
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	47,135	0	0	158,913	0	0	\$206,048	\$1.67
Roofing	1,668,242	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,157,146	0	0	0	0	33,049	3,936	0	0	4,362	50,002	\$91,349	\$0.74
Interior	108,823	0	0	0	62,336	19,593	302,552	5,871	0	1,296,597	34,731	\$1,721,680	\$13.96
Mechanical	387,688	0	25,616	2,556	2,553,328	330,550	195,870	0	124,142	0	1,285,133	\$4,517,195	\$36.63
Electrical	0	0	0	0	0	2,038,412	0	0	0	0	4,038	\$2,042,450	\$16.56
Plumbing	136,699	0	0	27,617	0	49,710	462,012	0	0	863,732	0	\$1,403,071	\$11.38
Fire and Life Safety	0	0	0	690,002	0	0	0	0	0	0	0	\$690,002	\$5.60
Technology	0	0	0	0	176,442	0	0	0	0	0	0	\$176,442	\$1.43
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,458,598	0	25,616	720,175	2,792,106	2,518,449	964,370	5,871	283,055	2,164,691	1,373,904	\$10,848,237	\$87.98





Armendariz Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Armendariz Middle School facility has an overall FCI of 15.6%

The total current cost for all building deficiencies is \$3,458,598. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$6,009,211. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$22,130,087.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Armendariz Middle School Condition Assessment

Building: 01 - Admin Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	24,676	SF	1	\$334,555	4454
Skylight Requires Replacement	Deferred Maintenance	2	Ea.	2	\$1,247	4452
Ballast/Aggregate Requires Replacement	Deferred Maintenance	24,676	SF	3	\$27,599	4453
Sub Total for System		3	items		\$363,400	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement Note: 80 @ 6x3	Capital Renewal	1,440	SF	2	\$297,658	4110
Sub Total for System		1	items		\$297,658	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Damaged and leaking Location: Rooms X102, A112, A103, A115, X120, X121, X124, X137, A204, X107, A207, A208, A212, X101, X105, X109, A221, A224	Capital Renewal	4,900	SF	3	\$50,238	4112
The Plaster Ceilings Are Damaged And Requires Repainting Location: Room A103	Deferred Maintenance	200	SF	5	\$488	4119
Sub Total for System		2	items		\$50,726	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fan Coil (Chilled Water) HVAC Component Requires Replacement	Capital Renewal	26	Ea.	2	\$72,232	3524
Abandoned Equipment needs to be removed Note: Abandoned freight elevator	Deferred Maintenance	1	Ea.	3	\$11,741	4130
Sub Total for System		2	items		\$83,973	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Sanitary Sewer Piping Requires Replacement Note: Sewer line is exposed and has many temporary clamps.	Capital Renewal	24,676	SF	3	\$136,699	3522
Sub Total for System		1	items		\$136,699	
Sub Total for Building 01 - Admin Wing		9	items		\$932,456	

Building: 02 - B Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	19,628	SF	1	\$266,115	4456
Ballast/Aggregate Requires Replacement	Deferred Maintenance	19,628	SF	3	\$21,953	4455
Sub Total for System		2	items		\$288,067	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement Note: 80 @ 6x3 - Steel windows are sealed/painted shut throughout the building. They are difficult to open.	Capital Renewal	1,440	SF	2	\$297,658	3559
Sub Total for System		1	items		\$297,658	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement Note: Damaged and leaking in several areas. Location: Rooms B103, B111, B113, B115, B117, X104, Hallway outside B216	Capital Renewal	600	SF	5	\$3,839	3561
Sub Total for System		1	items		\$3,839	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fan Coil (Chilled Water) HVAC Component Requires Replacement	Capital Renewal	40	Ea.	2	\$111,126	3525
Sub Total for System		1	items		\$111,126	
Sub Total for Building 02 - B Wing		5	items		\$700,690	



Facilities Feasibility Study

Armendariz Middle School Condition Assessment

Building: 03 - C Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	20,589	SF	1	\$279,144	4458
Ballast/Aggregate Requires Replacement	Deferred Maintenance	20,589	SF	3	\$23,028	4457
Sub Total for System		2	items		\$302,171	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	810	SF	2	\$167,433	4122
Note: 45 @ 6x3						
Sub Total for System		1	items		\$167,433	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	400	SF	3	\$4,101	4121
Note: Damaged and leaking						
Location: Rooms C103, C105, C107, C109, C117, C119, C121, X100, C212, X108						
Sub Total for System		1	items		\$4,101	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fan Coil (Chilled Water) HVAC Component Requires Replacement	Capital Renewal	40	Ea.	2	\$111,126	3526
Sub Total for System		1	items		\$111,126	
Sub Total for Building 03 - C Wing		5	items		\$584,831	

Building: 04 - D Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	20,589	SF	1	\$279,144	4460
Ballast/Aggregate Requires Replacement	Deferred Maintenance	20,589	SF	3	\$23,028	4459
Sub Total for System		2	items		\$302,171	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	1,908	SF	2	\$394,397	3568
Note: 106 @ 6x3 - Windows are painted shut and difficult to open. Should be replaced.						
Sub Total for System		1	items		\$394,397	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	500	SF	5	\$3,199	3570
Note: Tiles are damaged and leaking in several rooms.						
Location: Rooms D107, D109, D110, D111, D114, D115, D211, D212, D215, D216, Hallway outside of X105 and D215						
Sub Total for System		1	items		\$3,199	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fan Coil (Chilled Water) HVAC Component Requires Replacement	Capital Renewal	28	Ea.	2	\$77,788	3527
Sub Total for System		1	items		\$77,788	
Sub Total for Building 04 - D Wing		5	items		\$777,555	

Building: 05 - Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	16,850	SF	1	\$228,451	4462
Ballast/Aggregate Requires Replacement	Deferred Maintenance	16,850	SF	3	\$18,846	4461
Sub Total for System		2	items		\$247,296	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	100	SF	5	\$640	3574
Sub Total for System		1	items		\$640	
Sub Total for Building 05 - Cafeteria		3	items		\$247,936	



Facilities Feasibility Study

Armendariz Middle School Condition Assessment

Building: 06 - Gymnasium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	14,347	SF	1	\$65,894	4463
Sub Total for System		1	items		\$65,894	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement Note: Adhered tiles are very old and are falling off.	Capital Renewal	7,000	SF	5	\$44,783	3578
The Acoustical Ceilings Tiles Require Replacement Note: Tiles are damaged and leaking. Location: Rooms G108 & X116	Capital Renewal	200	SF	5	\$1,280	3580
Sub Total for System		2	items		\$46,063	
Sub Total for Building 06 - Gymnasium		3	items		\$111,957	

Building: 07 - Music

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	6,762	SF	1	\$91,679	4465
Ballast/Aggregate Requires Replacement	Deferred Maintenance	6,762	SF	3	\$7,563	4464
Sub Total for System		2	items		\$99,241	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement Note: Tiles are damaged and leaking. Location: Rooms X102 & X105	Capital Renewal	40	SF	5	\$256	3595
Sub Total for System		1	items		\$256	
Sub Total for Building 07 - Music		3	items		\$99,497	

Building: Chiller - Chiller

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$3,676	3544
Sub Total for System		1	items		\$3,676	
Sub Total for Building Chiller - Chiller		1	items		\$3,676	
Total for Campus		34	items		\$3,458,598	

Buildings with no reported deficiencies

01A - Elevator

Armendariz Middle School Condition Assessment
Supporting Photos



Armendariz MS - Building Signage



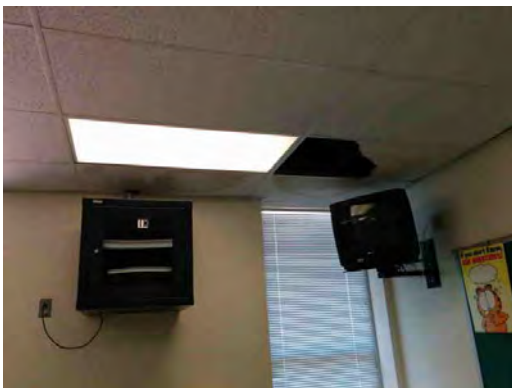
Armendariz MS - Cafeteria



Armendariz MS - Chiller Building Exterior



Armendariz MS - Covered Walkway



Armendariz MS - Damaged Ceiling Tiles



Armendariz MS - Elevation



Armendariz MS - Exterior Finishes



Armendariz MS - Gym HVAC



Armendariz MS - Gym Interior



Armendariz MS - Lab Classroom



Armendariz MS - Restroom Fixtures and Finishes



Armendariz MS - Sewer Lines



Armendariz MS - Stained Ceiling Tiles



Facilities Feasibility Study
Austin High School Condition Assessment

Summary of Findings

The Austin High School Facility located at 3500 Memphis in El Paso, Texas, was built in 1930. It comprises 307,678 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$16,670,059.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,639,892	.00%	\$1,639,892	.00%	\$0.00	\$0
01	Main Building	228,397	1930	\$12,787,365	31.74%	\$21,324,327	52.92%	\$55.99	\$8,536,962
02	Library Building	37,976	1985	\$824,200	12.30%	\$1,717,575	25.64%	\$21.70	\$893,375
03	Stadium	14,649	1930	\$619,170	23.96%	\$1,215,492	47.03%	\$42.27	\$596,322
04	Gym Building	26,656	1998	\$799,434	17.00%	\$1,468,182	31.22%	\$29.99	\$668,748
Totals		307,678		\$16,670,059	30.71%	\$27,365,466	50.41%	\$54.18	\$10,695,407

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$85,260	\$785,142	\$665,792	\$1,536,194
Roofing	\$1,915,276	\$273,170	-	-	-	\$2,188,447
Structural	-	-	-	-	-	\$0
Exterior	-	\$2,961,899	\$247,331	\$13,815	\$199,120	\$3,422,165
Interior	-	\$63,807	\$4,948,600	\$981,988	\$1,080,543	\$7,074,937
Mechanical	-	\$95,241	\$368,262	\$222,294	-	\$685,796
Electrical	-	\$1,238,412	\$162,179	\$61,744	-	\$1,462,334
Plumbing	-	-	-	\$50,069	-	\$50,069
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$197,833	\$52,285	\$250,118
Other	-	-	-	-	-	\$0
Total	\$1,915,276	\$4,632,529	\$5,811,631	\$2,312,883	\$1,997,740	\$16,670,059

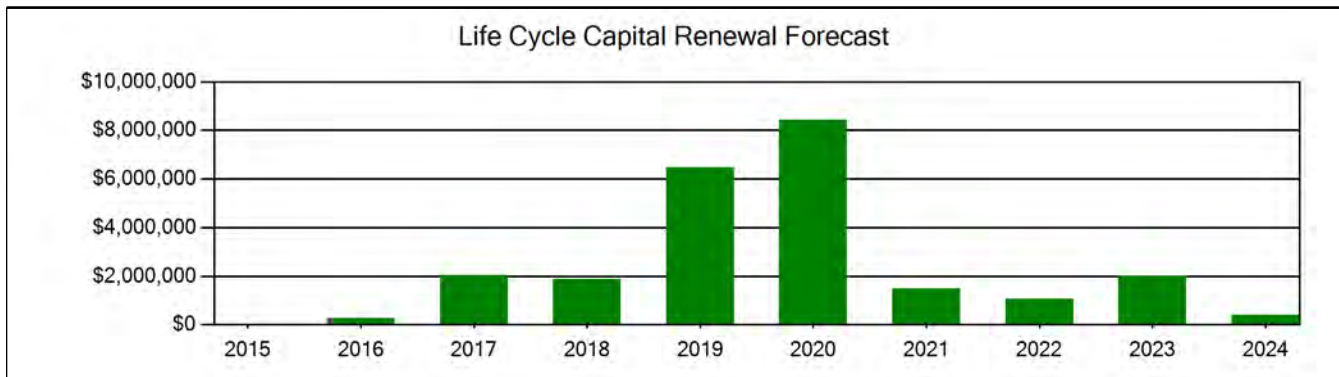
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,536,194	0	0	0	0	0	0	236,706	305,631	0	0	\$542,337	\$1.76
Roofing	2,188,447	0	0	124,087	0	372,261	0	0	0	0	0	\$496,348	\$1.61
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	3,422,165	0	0	0	69,579	0	16,939	477,796	134,553	341,934	0	\$1,040,801	\$3.38
Interior	7,074,937	0	276,520	196,168	547,044	38,852	816,007	787,090	221,744	557,091	101,130	\$3,541,646	\$11.51
Mechanical	685,796	0	0	0	819,897	1,018,164	3,638,884	0	362,075	0	302,311	\$6,141,331	\$19.96
Electrical	1,462,334	0	0	0	0	4,951,447	0	0	43,546	0	0	\$4,994,993	\$16.23
Plumbing	50,069	0	0	9,973	3,310	103,292	2,243,683	0	0	1,123,431	0	\$3,483,689	\$11.32
Fire and Life Safety	0	0	0	1,723,688	0	0	0	0	0	0	0	\$1,723,688	\$5.60
Technology	0	0	0	0	441,125	0	0	0	0	0	0	\$441,125	\$1.43
Conveyances	0	0	0	0	0	0	182,003	0	0	0	0	\$182,003	\$0.59
Specialties	250,118	0	0	0	0	0	1,523,710	0	0	0	0	\$1,523,710	\$4.95
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	16,670,059	0	276,520	2,053,916	1,880,955	6,484,016	8,421,226	1,501,592	1,067,549	2,022,456	403,441	\$24,111,671	\$78.37



Austin High School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Austin High School facility has an overall FCI of 30.7%

The total current cost for all building deficiencies is \$16,670,059. There are \$1,639,892 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$10,695,407. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$54,280,554.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Austin High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement Note: Repair cracks and damage in approximately 25% of sidewalks overall including sidewalk near library and rear	Capital Renewal	2,000	SF	3	\$6,358	2491
Concrete Walks Require Replacement Note: Repair cracks and damage in approximately 25% of sidewalks overall	Capital Renewal	6,500	SF	3	\$78,902	2492
Asphalt Paving Is Damaged And Requires Replacement Note: Repave all asphalt parking	Capital Renewal	383	CAR	4	\$785,142	2490
Paved Play Requires Recoating And Resurfacing Note: Repair asphalt basketball court near south tennis courts	Deferred Maintenance	3,750	SF	5	\$47,143	2494
Play Field Requires Repair Note: Repair grass practice field and shotput area	Deferred Maintenance	74,000	SF	5	\$618,649	2493
Sub Total for System		5	items		\$1,536,194	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Damaged And Should Be Replaced	Capital Renewal	22	Ea.	3	\$103,698	2495
Sub Total for System		1	items		\$103,698	
Sub Total for School and Site Level		6	items		\$1,639,892	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: Replace 8000 Amp Switchgear	Capital Renewal	2	Ea.	2	\$251,773	2498
The Exterior Dry Type Transformer Requires Replacement Note: 300 KVA	Capital Renewal	1	Ea.	2	\$23,123	2500
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	29	Ea.	3	\$34,701	2497
The Canopy Lighting Requires Replacement	Deferred Maintenance	19	Ea.	4	\$45,781	2496
Sub Total for System		4	items		\$355,378	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Clay Tile Roof Requires Replacement	Capital Renewal	6,750	SF	1	\$331,753	2538
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	10,750	SF	1	\$138,382	2536
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	32,500	SF	1	\$598,624	2534
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	1,500	SF	1	\$27,629	2539
Concrete Decking Is Damaged And Requires Repair Note: Roof under bleachers	Deferred Maintenance	12,500	SF	2	\$135,776	2532
Sub Total for System		5	items		\$1,232,164	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Replace shop doors	Capital Renewal	2	Door	2	\$10,753	2506
The Steel Window Is Damaged And Requires Replacement Note: (12) 3' X 3'	Capital Renewal	108	SF	2	\$23,604	2511
The Steel Window Is Damaged And Requires Replacement Note: (10) 6' X 3'	Capital Renewal	180	SF	2	\$39,339	2512
The Steel Window Is Damaged And Requires Replacement Note: (9) 12' X 6'	Capital Renewal	648	SF	2	\$141,622	2513
The Wood Window Is Damaged And Requires Replacement Note: (25) 5' X 2'	Capital Renewal	250	SF	2	\$49,448	2508
The Wood Window Is Damaged And Requires Replacement Note: (341) 6' X 3'	Capital Renewal	6,138	SF	2	\$1,214,036	2509
The Wood Window Is Damaged And Requires Replacement Note: (127) 10' X 5'	Capital Renewal	6,350	SF	2	\$1,255,968	2510
Exterior Metal Door Requires Repainting Note: Repaint all exterior metal doors	Deferred Maintenance	51	Door	3	\$9,550	2507
The Brick Exterior Requires Repair Note: Miscellaneous cracks and damage overall	Deferred Maintenance	11,420	SF Wall	3	\$179,703	2502
Glass Block Requires Replacement Note: At entry on SW face	Capital Renewal	100	SF	4	\$7,968	2503



Facilities Feasibility Study Austin High School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete / CMU Exterior Requires Repair Note: Repair cast stone at entries. Miscellaneous crack and spalling	Deferred Maintenance	500	SF Wall	4	\$5,846	2504
The Exterior Requires Painting Note: Repaint concrete at foundation and basement level	Capital Renewal	45,680	SF Wall	5	\$194,854	2501
Sub Total for System		12	items		\$3,132,691	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement Note: Replace main entry front and rear doors	Capital Renewal	12	Door	2	\$61,134	2505
Fireproofing Spray is Beyond Useful Life Note: Spray insulation is falling off of the ceiling Location: North Gym (X010)	Deferred Maintenance	13,000	SF	3	\$63,424	2310
Interior Doors Require Replacement Note: Most hallway and classroom doors are beyond useful life	Capital Renewal	378	Door	3	\$1,111,144	2524
The Athletic Sport Flooring Requires Replacement Note: Wood on south gym	Capital Renewal	4,568	SF	3	\$145,160	2521
The Carpet Flooring Requires Replacement Note: Band room	Capital Renewal	2,284	SF	3	\$28,859	2519
The Suspended Ceiling Grid and Tiles Require Replacement Note: Hallways, weight room, locker room, majority of classrooms, kitchen	Capital Renewal	102,779	SF	3	\$1,114,146	2515
The Vinyl Composition Tile Requires Replacement Note: Most classrooms, partial hallway	Capital Renewal	130,187	SF	3	\$1,400,822	2520
The Wood Flooring Requires Replacement Note: Miscellaneous classrooms & offices, mostly north 3/4 of first floor	Capital Renewal	22,840	SF	3	\$570,057	2522
The Terrazzo Flooring Requires Repair Note: Hallway terrazzo is full of cracks, pitting, wear patterns and discoloration	Deferred Maintenance	20,556	SF	4	\$943,516	2523
Interior Doors Require Repainting Note: Repaint newer doors at some offices, storage closets and gym entries	Deferred Maintenance	56	Door	5	\$4,222	2525
Interior Gypboard Walls Require Repainting Note: Hallways, most classrooms, cafeteria, mechanical rooms, north gym, weight rooms, band room, some offices, graffiti on restroom walls	Deferred Maintenance	200,000	SF Wall	5	\$808,645	2517
Interior Toilet Partition Require Repainting Note: Repaint over graffiti on most toilet partitions	Deferred Maintenance	3,900	SF Wall	5	\$58,102	2518
The Acoustical Ceilings Tiles Require Replacement Note: Cafeteria, south wing ground level classrooms	Capital Renewal	11,420	SF	5	\$77,247	2514
The Gypboard Ceilings Are Damaged And Requires Repainting Note: Shop, basement mechanical	Deferred Maintenance	11,420	SF	5	\$37,688	2516
Sub Total for System		14	items		\$6,424,167	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Capital Renewal	1	Ea.	2	\$39,462	2544
The Electrical Transformer Requires Replacement	Capital Renewal	5	Ea.	2	\$33,220	2558
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$14,748	2565
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$8,412	2566
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$32,383	2567
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$19,790	2568
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$232,868	2569
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$19,790	2570
The Exterior Liquid Filled Transformer Is Damaged And Should Be Replaced	Capital Renewal	500	KVA	2	\$72,851	2499
The Package Unit HVAC Component Requires Replacement	Capital Renewal	10	TonAC	2	\$29,998	2546
Abandoned Equipment needs to be removed Note: 50T Chiller	Deferred Maintenance	1	Ea.	3	\$1,486	2550
Large HVAC Circulating Pump Requires Replacement	Deferred Maintenance	1	Ea.	3	\$15,769	2549
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	13	Ea.	3	\$39,066	2547
The Make Up Air Equipment Requires Replacement	Capital Renewal	13	Ea.	3	\$207,264	2548
Make-Up Air Should Be Increased	Functional Deficiency	100,000	SF	4	\$209,657	2545
The Small Diameter Exhausts/Hoods Require Replacement	Deferred Maintenance	4	Ea.	4	\$12,637	2543
Sub Total for System		16	items		\$989,401	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$28,772	2597
The Panelboard Requires Replacement	Capital Renewal	19	Ea.	2	\$67,478	2559



Facilities Feasibility Study Austin High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	24	Ea.	2	\$170,996	2561
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$45,831	2562
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,359	2563
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	\$94,469	2564
Sub Total for System		6	items		\$426,906	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4	\$4,087	2557
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	13	Ea.	4	\$37,987	2552
Sub Total for System		2	items		\$42,074	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: Locker room X047, 164, N001 (Nurse), 265, 211, 215, 207, 203, 201	Capital Renewal	400	LF	4	\$117,685	2526
The Upper Storage Cabinets Require Replacement Note: N001 (Nurse), 265	Capital Renewal	60	LF	4	\$11,445	2527
The Wardrobe Storage Cabinets Require Replacement Note: X051 (Band)	Capital Renewal	25	LF	4	\$6,878	2528
The Fixed Shelving Storage Cabinets Require Repainting Note: South wing classrooms	Deferred Maintenance	290	LF	5	\$11,599	2529
The Metal Student Lockers Require Repainting Note: Repaint lockers - 6' tall	Deferred Maintenance	1,175	Ea.	5	\$36,979	2320
Sub Total for System		5	items		\$184,586	
Sub Total for Building 01 - Main Building		64	items		\$12,787,365	

Building: 02 - Library

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,116	2616
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	15	Ea.	3	\$13,212	2613
Sub Total for System		2	items		\$18,327	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: Lower section	Capital Renewal	2,152	SF	1	\$20,391	2615
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	11,972	SF	1	\$162,315	2607
Sub Total for System		2	items		\$182,706	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Replace basement doors	Capital Renewal	3	Door	2	\$11,872	2599
Exterior Metal Door Requires Repainting Note: Repaint all exterior metal doors	Deferred Maintenance	13	Door	3	\$1,792	2600
The Brick Exterior Requires Repair Note: Graffiti damage on brick on most of 1st floor	Deferred Maintenance	4,500	SF Wall	3	\$52,122	2598
Sub Total for System		3	items		\$65,786	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: Replace 2nd floor hallway doors and library classroom doors	Capital Renewal	11	Door	3	\$23,801	2605
The Suspended Ceiling Grid and Tiles Require Replacement Note: Most of 1st and 2nd floors	Capital Renewal	22,786	SF	3	\$181,814	2601
The Vinyl Composition Tile Requires Replacement Note: Library, 2nd floor south classrooms and hall	Capital Renewal	18,988	SF	3	\$150,389	2604
Interior Ceramic Walls Require Repair Or Replacement Note: All of BRR1 and miscellaneous hallway damage	Capital Renewal	500	SF Wall	4	\$8,414	2603
Interior Doors Require Repainting Note: Repaint library entry, basement, 2nd floor mech & BRR1 doors	Deferred Maintenance	10	Door	5	\$555	2606
Interior Gypboard Walls Require Repainting	Deferred Maintenance	1,300	SF Wall	5	\$3,869	2602



Facilities Feasibility Study Austin High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Mech X204, Science Prep S001						
Sub Total for System		6 items			\$368,842	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	3	Ea.	2	\$25,781	2608
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$2,212	2609
Note: 4000 CFM						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	7	Ea.	3	\$13,682	2610
Note: 2000 CFM						
The Make Up Air Equipment Requires Replacement	Capital Renewal	7	Ea.	3	\$82,149	2611
Sub Total for System		4 items			\$123,824	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$21,179	2614
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	2617
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$26,222	2618
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	2619
Sub Total for System		4 items			\$62,563	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,151	2612
Sub Total for System		1 items			\$2,151	
Sub Total for Building 02 - Library		22 items			\$824,200	

Building: 03 - Stadium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	2,000	SF	1	\$36,838	2738
Concrete Decking Is Damaged And Requires Repair	Deferred Maintenance	12,649	SF	2	\$137,394	2737
Sub Total for System		2 items			\$174,233	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	12	Door	2	\$64,517	2621
Note: Replace all exterior metal doors						
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	375	SF	2	\$81,957	2622
Note: Replace all exterior windows						
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	35	SF	2	\$7,649	2623
Note: Replace all exterior windows						
The Exterior Requires Painting	Capital Renewal	1,000	SF Wall	5	\$4,266	2620
Note: Repaint areas on west side						
Sub Total for System		4 items			\$158,389	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	15	Door	2	\$40,159	2736
Note: replace with doors. 7x3						
Interior Doors Require Replacement	Capital Renewal	15	Door	3	\$44,093	2735
Note: 7x3- replace all interior doors (wood) except electrical room.						
The Carpet Flooring Requires Replacement	Capital Renewal	147	SF	3	\$1,857	2733
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,198	SF	3	\$23,651	2734
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$2,286	2732
The Gypboard Ceilings Are Damaged And Requires Replacement	Capital Renewal	3,662	SF	4	\$23,130	2742
Interior Gypboard Walls Require Repainting	Deferred Maintenance	4,000	SF Wall	5	\$16,173	2731
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,663	SF	5	\$24,777	2730
Sub Total for System		8 items			\$176,126	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$6,633	2739
Sub Total for System		1 items			\$6,633	



Facilities Feasibility Study Austin High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$13,496	2741
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$21,374	2743
Sub Total for System		2	items		\$34,870	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,844	2740
Sub Total for System		1	items		\$5,844	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	66	Ea.	4	\$60,525	2744
The Metal Student Lockers Require Repainting	Deferred Maintenance	81	Ea.	5	\$2,549	2321
Note: Repaint lockers - 6' tall						
Sub Total for System		2	items		\$63,074	
Sub Total for Building 03 - Stadium		20	items		\$619,170	

Building: 04 - New Gymnasium

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	12	Ea.	3	\$10,569	2760
The Canopy Lighting Requires Replacement	Deferred Maintenance	9	Ea.	4	\$15,962	2759
Sub Total for System		2	items		\$26,532	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Slate Roof Requires Replacement	Capital Renewal	11,597	SF	1	\$456,655	2757
Note: BUR						
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	15,059	SF	1	\$142,689	2756
Sub Total for System		2	items		\$599,344	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Stucco Exterior Requires Repair	Deferred Maintenance	200	SF Wall	3	\$1,270	2745
Sub Total for System		1	items		\$1,270	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	21	Door	3	\$2,895	2746
Note: 7x3						
Sub Total for System		1	items		\$2,895	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	12	Door	2	\$23,648	2754
Interior Doors Require Replacement	Capital Renewal	12	Door	3	\$25,965	2752
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,333	SF	3	\$10,636	2747
The Vinyl Composition Tile Requires Replacement	Capital Renewal	6,664	SF	3	\$52,780	2751
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$1,683	2750
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	267	SF	4	\$2,960	2763
Interior Doors Require Repainting	Deferred Maintenance	9	Door	5	\$500	2753
Interior Gypboard Walls Require Repainting	Deferred Maintenance	5,000	SF Wall	5	\$14,881	2749
Interior walls require repainting (Bldg SF)	Capital Renewal	6,664	SF	5	\$20,771	2764
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	1,333	SF	5	\$6,637	2761
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	2,666	SF	5	\$6,476	2748
Sub Total for System		11	items		\$166,936	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	6	LF	4	\$1,299	2755
The Metal Student Lockers Require Repainting	Deferred Maintenance	50	Ea.	5	\$1,158	2322
Note: Repaint lockers - 6' tall						
Sub Total for System		2	items		\$2,458	
Sub Total for Building 04 - New Gymnasium		19	items		\$799,434	
Total for Campus		131	items		\$16,670,059	



Facilities Feasibility Study
Austin High School Condition Assessment

Austin High School Condition Assessment

Supporting Photos



Facilities Feasibility Study
Barron Elementary School Condition Assessment

Summary of Findings

The Barron Elementary School Facility located at 11155 Whitey Road in El Paso, Texas, was built in 2002. It comprises 84,013 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$70,215.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	84,013	2002	\$70,215	.47%	\$1,363,741	9.07%	\$0.84	\$1,293,526
Totals		84,013		\$70,215	.47%	\$1,363,741	9.07%	\$0.84	\$1,293,526

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	\$13,720	-	\$13,720
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	\$56,495	-	\$56,495
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$70,215	\$0	\$70,215

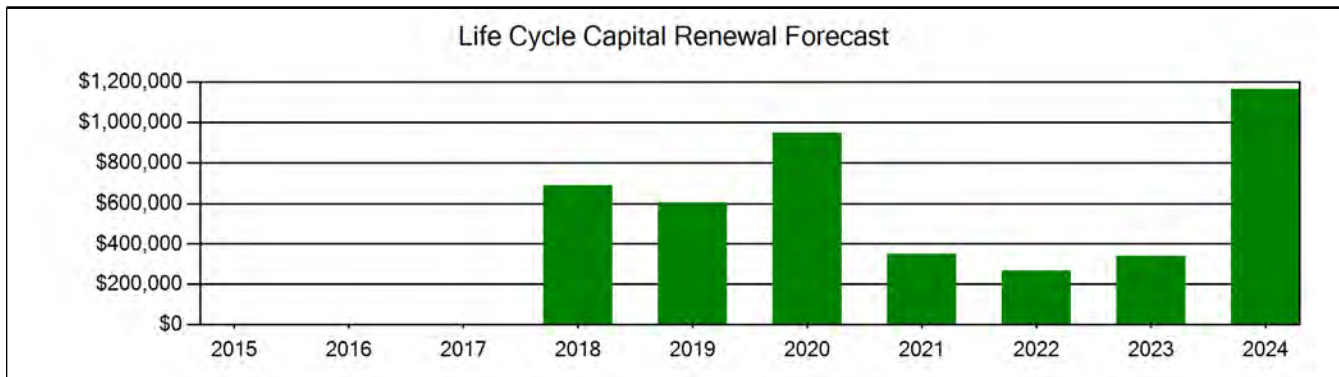
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	350,547	55,620	0	0	\$406,167	\$4.83
Roofing	0	0	0	0	0	0	0	0	1,388	0	674,049	\$675,437	\$8.04
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	13,720	0	0	0	391,781	0	183	0	0	0	146,425	\$538,389	\$6.41
Interior	0	0	0	0	272,697	32,551	548,080	0	0	311,040	0	\$1,164,368	\$13.86
Mechanical	0	0	0	0	23,214	573,283	31,788	0	116,826	0	338,523	\$1,083,634	\$12.90
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	56,495	0	0	0	0	0	0	0	0	28,369	6,017	\$34,386	\$0.41
Fire and Life Safety	0	0	0	0	0	0	366,903	0	0	0	0	\$366,903	\$4.37
Technology	0	0	0	0	0	0	0	0	93,897	0	0	\$93,897	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	70,215	0	0	0	687,692	605,834	946,954	350,547	267,731	339,409	1,165,014	\$4,363,181	\$51.93





Barron Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Barron Elementary School facility has an overall FCI of 0.5%

The total current cost for all building deficiencies is \$70,215. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,293,526. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,032,445.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Barron Elementary School Condition Assessment

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Soffit Is Damaged And Requires Replacement	Capital Renewal	300	SF	4	\$13,720	4329
Note: outside of dining area						
	Sub Total for System	1	items		\$13,720	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$4,874	4331
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	24	Ea.	4	\$51,620	4330
Note: 8 are not working and not used						
	Sub Total for System	2	items		\$56,495	
	Sub Total for Building 01 - Main Building	3	items		\$70,215	
	Total for Campus	3	items		\$70,215	

Barron Elementary School Condition Assessment
Supporting Photos



Barron ES - Adhered Tiles



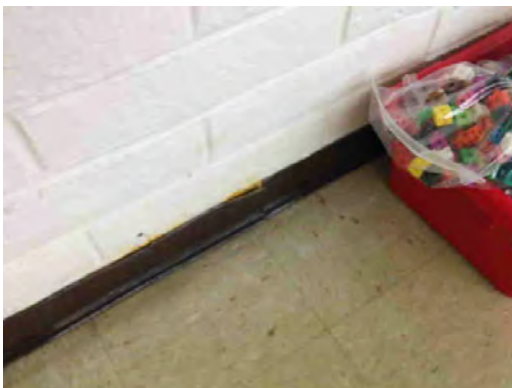
Barron ES - Aged Windows



Barron ES - Damaged Ceiling Tiles 01



Barron ES - Damaged Ceiling Tiles 02



Barron ES - Damaged Cove Base



Barron ES - Damaged Light Cover



Barron ES - Damaged Roofing



Barron ES - Damaged Tile Wall



Barron ES - Exhaust Vent



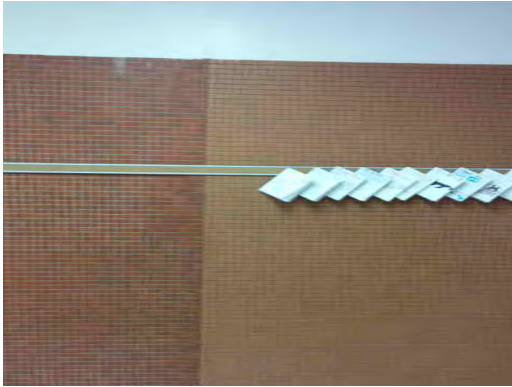
Barron ES - Exterior Brick



Barron ES - Fencing



Barron ES - Marquee



Barron ES - Mismatched Tile Wall



Barron ES - Parking



Barron ES - Roof Drain 01



Barron ES - Wall Patch on Roof



Barron ES - Rooftop Equipment



Barron ES - Stained Ceiling Tiles



Facilities Feasibility Study
Bassett Middle School Condition Assessment

Summary of Findings

The Bassett Middle School Facility located at 4400 Elm in El Paso, Texas, was built in 1957. It comprises 145,665 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$7,400,382.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,443,689	.00%	\$1,550,955	.00%	\$0.00	\$107,266
01	Main Building	106,161	1957	\$4,864,542	25.53%	\$8,430,301	44.25%	\$45.82	\$3,565,759
02	Classroom Wing	26,544	1957	\$1,092,151	22.93%	\$2,027,012	42.55%	\$41.14	\$934,861
225	Transportable-0225	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
267	Transportable-267	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
274	Transportable-274	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
295	Transportable-295	864	1972	\$0	.00%	\$0	.00%	\$0.00	\$0
320	Transportable-320	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
322	Transportable-0322	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
408	Transportable-0408	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
506	Transportable-506	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
605	Transportable-605	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
657	Transportable-657	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
685	Transportable-685	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
690	Transportable-690	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
728	Transportable-728	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
729	Transportable-729	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
740	Transportable-740	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		145,665		\$7,400,382	31.07%	\$12,008,268	50.42%	\$50.80	\$4,607,886

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$206,359	\$107,266	\$1,130,064	\$1,443,689
Roofing	\$1,103,978	-	\$326,287	-	-	\$1,430,264
Structural	-	-	-	-	-	\$0
Exterior	-	\$81,093	\$71,296	-	\$38,327	\$190,717
Interior	-	\$81,029	\$2,043,351	\$28,049	\$576,437	\$2,728,867
Mechanical	-	\$386,627	\$72,399	\$9,963	-	\$468,989
Electrical	-	\$612,448	\$43,537	-	-	\$655,985
Plumbing	-	\$2,832	\$8,293	\$22,232	-	\$33,357
Fire and Life Safety	-	-	-	-	-	\$0



Facilities Feasibility Study
Bassett Middle School Condition Assessment

Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$446,147	\$2,367	\$448,513
Other	-	-	-	-	-	\$0
Total	\$1,103,978	\$1,164,029	\$2,771,523	\$613,657	\$1,747,194	\$7,400,382

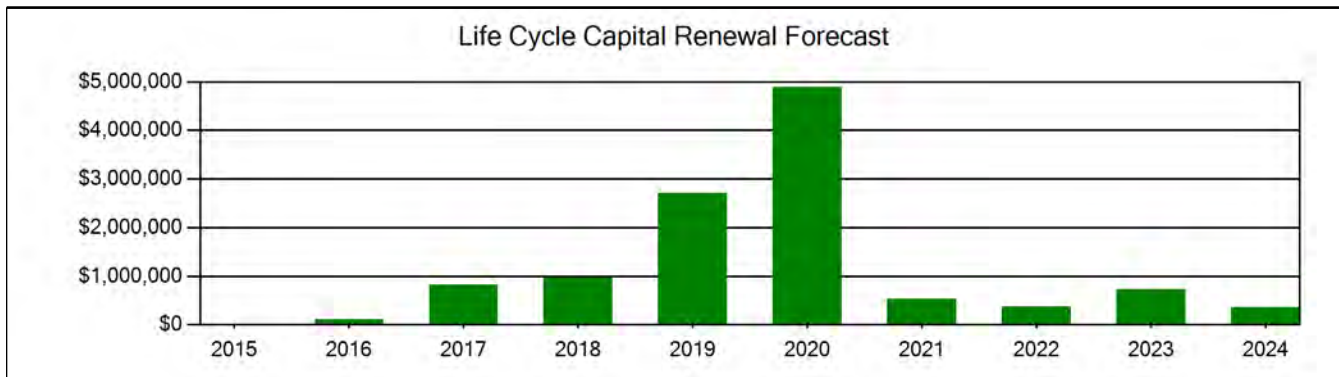
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,443,689	0	0	0	107,266	0	0	143,499	0	0	0	\$250,765	\$1.89
Roofing	1,430,264	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	190,717	0	0	4,523	0	0	186,241	96,935	223,579	0	4,523	\$515,801	\$3.89
Interior	2,728,867	0	101,965	11,411	286,941	39,733	613,271	297,414	55,148	101,965	14,692	\$1,522,540	\$11.47
Mechanical	468,989	0	0	0	355,191	540,819	2,108,355	0	92,689	0	337,881	\$3,434,935	\$25.88
Electrical	655,985	0	0	0	0	2,126,161	0	0	0	0	0	\$2,126,161	\$16.02
Plumbing	33,357	0	0	67,999	31,294	0	979,964	0	0	628,865	2,830	\$1,710,952	\$12.89
Fire and Life Safety	0	0	0	744,143	0	0	0	0	0	0	0	\$744,143	\$5.61
Technology	0	0	0	0	190,440	0	0	0	0	0	0	\$190,440	\$1.44
Conveyances	0	0	0	0	0	0	162,655	0	0	0	0	\$162,655	\$1.23
Specialties	448,513	0	0	0	0	0	839,558	0	0	0	0	\$839,558	\$6.33
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	7,400,382	0	101,965	828,076	971,132	2,706,713	4,890,044	537,848	371,416	730,830	359,926	\$11,497,950	\$86.64



Bassett Middle School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Bassett Middle School facility has an overall FCI of 31.1%

The total current cost for all building deficiencies is \$7,400,382. There are \$1,443,689 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$4,607,886. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$23,816,566.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Bassett Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	17,000	SF	3	\$206,359	1662
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	2,700	LF	4	\$107,266	1661
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	85,000	SF	5	\$1,068,580	1664
Play Field Requires Regrading	Deferred Maintenance	54,000	SF	5	\$61,483	1663
Note: football field						
Sub Total for System		4	items		\$1,443,689	
Sub Total for School and Site Level		4	items		\$1,443,689	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$67,076	1766
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	13	Ea.	3	\$14,712	1765
Sub Total for System		2	items		\$81,789	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	63,371	SF	1	\$1,103,978	1703
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	13,500	SF	3	\$158,503	1702
The Metal Downspouts Require Replacement	Deferred Maintenance	50	LF	3	\$2,633	1705
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	4	Ea.	3	\$7,082	1704
Sub Total for System		4	items		\$1,272,196	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	13	Door	2	\$66,105	1668
Exterior Door Hardware Requires Replacement	Deferred Maintenance	14	Ea.	3	\$47,691	1670
Exterior Metal Door Requires Repainting	Deferred Maintenance	40	Door	3	\$7,084	1669
The Storefront / Curtain Wall Is Damaged And Requires Replacement	Capital Renewal	50	SF Wall	3	\$8,999	1666
The Exterior Requires Painting	Capital Renewal	8,000	SF Wall	5	\$32,275	1665
Sub Total for System		5	items		\$162,155	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	1	Door	2	\$4,818	1667
Interior Doors Require Replacement	Capital Renewal	42	Door	3	\$116,769	1680
Interior Doors Require Replacement	Capital Renewal	106	Door	3	\$294,702	1682
The Carpet Flooring Requires Replacement	Capital Renewal	400	SF	3	\$4,780	1676
Note: weight room						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	200	SF	3	\$4,040	1679
Note: RR						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	26,541	SF	3	\$272,116	1672
The Vinyl Composition Tile Requires Replacement	Capital Renewal	81,744	SF	3	\$831,899	1677
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	500	SF Wall	4	\$10,811	1675
The Wood Flooring Requires Repair	Deferred Maintenance	1,086	SF	4	\$15,076	1678
Note: stage						
Interior Doors Require Repainting	Deferred Maintenance	44	Door	5	\$3,138	1681
Interior Gypboard Walls Require Repainting	Deferred Maintenance	40,000	SF Wall	5	\$152,963	1673
Interior Toilet Partition Require Repainting	Deferred Maintenance	1,900	SF Wall	5	\$26,862	1674
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	42,465	SF	5	\$271,673	1671
Sub Total for System		13	items		\$2,009,647	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	4	Ea.	2	\$25,136	1771
The Electrical Transformer Requires Replacement	Capital Renewal	5	Ea.	2	\$39,781	1772
The Electrical Transformer Requires Replacement	Capital Renewal	5	Ea.	2	\$51,046	1773
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$20,923	1775
The Furnaces HVAC Component Requires Replacement	Capital Renewal	6	Ea.	2	\$23,999	1708
Note: 100 mbh						
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	38	Ea.	2	\$342,629	1763



Facilities Feasibility Study

Bassett Middle School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 4500 cfm each	Capital Renewal	14	Ea.	3	\$66,126	1709
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$6,274	1710
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	4	Ea.	4	\$9,963	1707
Sub Total for System		9	items		\$585,876	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$36,236	1776
The Panelboard Requires Replacement	Capital Renewal	17	Ea.	2	\$57,103	1779
The Panelboard Requires Replacement	Capital Renewal	12	Ea.	2	\$80,864	1780
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$24,495	1781
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$18,310	1782
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$51,057	1785
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$56,989	1787
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$24,857	1792
Sub Total for System		8	items		\$349,910	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$8,293	1713
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	4	Ea.	4	\$11,055	1711
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$5,650	1712
Sub Total for System		3	items		\$24,998	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	1,050	LF	4	\$292,179	1683
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	320	LF	4	\$31,340	1686
The Upper Storage Cabinets Require Replacement	Capital Renewal	35	LF	4	\$6,314	1684
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	185	LF	4	\$48,138	1685
Sub Total for System		4	items		\$377,972	
Sub Total for Building 01 - Main Building		48	items		\$4,864,542	

Building: 02 - Classroom Wing

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	10	Ea.	3	\$11,317	1803
Sub Total for System		1	items		\$11,317	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	13,463	SF	3	\$158,069	1706
Sub Total for System		1	items		\$158,069	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$10,170	1688
Exterior Door Hardware Requires Replacement	Deferred Maintenance	2	Ea.	3	\$6,813	1690
Exterior Metal Door Requires Repainting	Deferred Maintenance	4	Door	3	\$708	1689
The Exterior Requires Painting	Capital Renewal	1,500	SF Wall	5	\$6,052	1687
Sub Total for System		4	items		\$23,743	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	32	Door	2	\$81,029	1699
Interior Doors Require Replacement Note: Room 219	Capital Renewal	2	Door	3	\$5,560	1697
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	50	SF	3	\$1,010	1694
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	25,217	SF	3	\$258,542	1691
The Vinyl Composition Tile Requires Replacement	Capital Renewal	24,952	SF	3	\$253,933	1693
Interior Ceramic Walls Require Repair Or Replacement Note: RRs	Capital Renewal	100	SF Wall	4	\$2,162	1696
Interior Doors Require Repainting	Deferred Maintenance	34	Door	5	\$2,425	1698
Interior Gypboard Walls Require Repainting	Deferred Maintenance	30,000	SF Wall	5	\$114,722	1692



Facilities Feasibility Study

Bassett Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Require Repainting	Deferred Maintenance	350	SF Wall	5	\$4,654	1695
Sub Total for System		9	items		\$724,038	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,956	1799
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$10,209	1800
The Furnaces HVAC Component Requires Replacement	Capital Renewal	5	Ea.	2	\$19,999	1714
Note: 100 mbh						
Sub Total for System		3	items		\$38,164	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	1801
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$33,693	1802
Abandoned Equipment needs to be removed	Deferred Maintenance	5	Ea.	3	\$17,507	1715
Note: evap cooler portion of combined furnace units						
Sub Total for System		3	items		\$57,918	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$2,832	1761
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,527	1716
Sub Total for System		2	items		\$8,359	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	245	LF	4	\$68,175	1700
The Wardrobe Storage Cabinets Require Repainting	Deferred Maintenance	85	LF	5	\$2,367	1701
Sub Total for System		2	items		\$70,542	
Sub Total for Building 02 - Classroom Wing		25	items		\$1,092,151	
Total for Campus		77	items		\$7,400,382	

Buildings with no reported deficiencies

- 225 - Transportable-0225
- 267 - Transportable-267
- 274 - Transportable-274
- 295 - Transportable-295
- 320 - Transportable-320
- 322 - Transportable-0322
- 408 - Transportable-0408
- 506 - Transportable-506
- 605 - Transportable-605
- 657 - Transportable-657
- 685 - Transportable-685
- 690 - Transportable-690
- 728 - Transportable-728
- 729 - Transportable-729
- 740 - Transportable-740

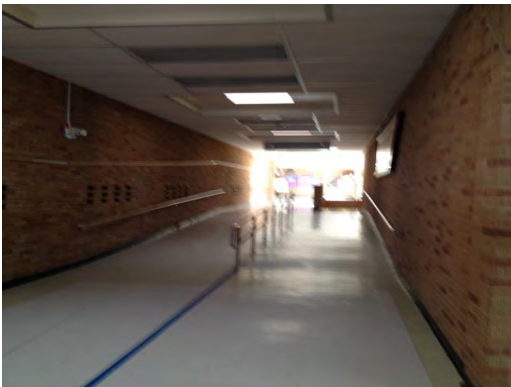
Bassett Middle School Condition Assessment
Supporting Photos



Bassett MS - Cafeteria



Bassett MS - Front Elevation



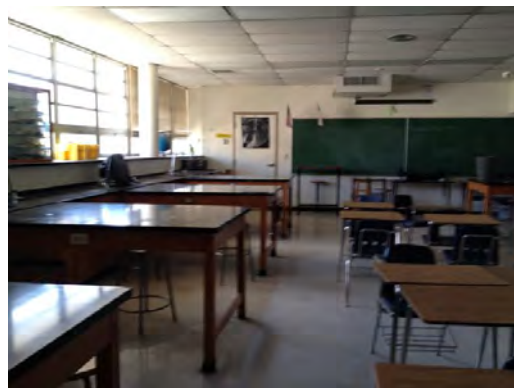
Bassett MS - Hallway Finishes



Bassett MS - Music Hall



Bassett MS - Worn Roof Condition



Bassett MS - Science Classroom



Bassett MS - Typical Classroom



Facilities Feasibility Study
Beall Elementary School Condition Assessment

Summary of Findings

The Beall Elementary School Facility located at 320 S. Piedras in El Paso, Texas, was built in 1961. It comprises 71,513 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,442,132.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$170,463	.00%	\$170,463	.00%	\$0.00	\$0
01	Main Building	52,965	1961	\$863,012	9.11%	\$1,599,045	16.87%	\$16.29	\$736,033
02	Cafeteria/Admin Building	10,165	1961	\$359,130	19.75%	\$805,359	44.28%	\$35.33	\$446,229
03	Library Building	2,741	1961	\$27,702	5.65%	\$54,171	11.05%	\$10.11	\$26,469
04	Custodian Building	817	1961	\$21,825	14.93%	\$97,431	66.65%	\$26.71	\$75,606
05	Gym Building	4,825	2010	\$0	.00%	\$29,050	3.36%	\$0.00	\$29,050
Totals		71,513		\$1,442,132	11.27%	\$2,755,519	21.53%	\$20.17	\$1,313,387

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$24,278	\$146,186	-	\$170,463
Roofing	\$193,259	\$26,248	\$87,189	-	-	\$306,696
Structural	-	-	-	-	-	\$0
Exterior	-	\$243,416	\$19,058	-	-	\$262,474
Interior	-	-	\$362,612	\$9,835	\$6,078	\$378,525
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$89,701	\$16,659	\$2,279	-	\$108,638
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	\$215,336	-	-	-	\$215,336
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$193,259	\$574,700	\$509,795	\$158,300	\$6,078	\$1,442,132

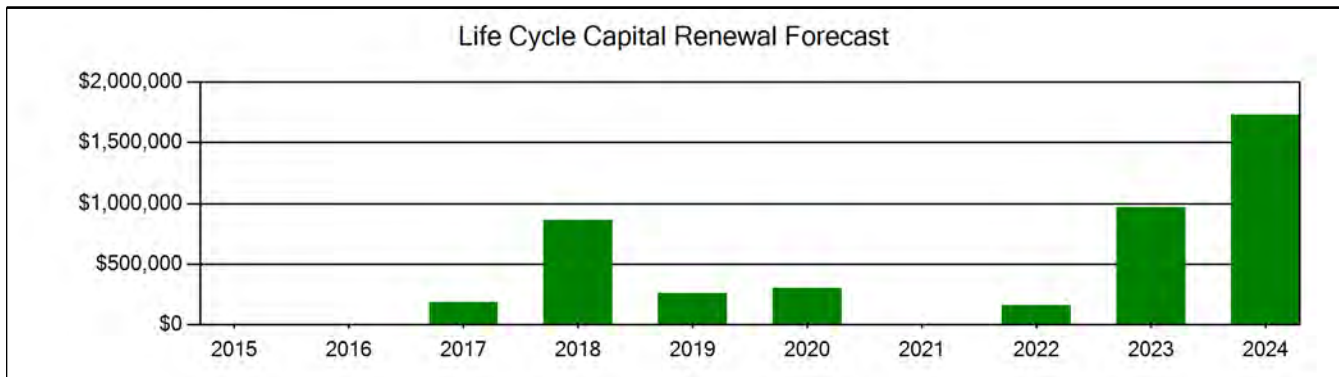
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	170,463	0	0	0	0	0	0	0	45,267	0	0	\$45,267	\$0.63
Roofing	306,696	0	0	9,585	0	0	0	0	0	0	312,348	\$321,933	\$4.50
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	262,474	0	0	10,163	16,121	0	0	0	0	487,191	0	\$513,475	\$7.18
Interior	378,525	0	0	0	340,753	13,976	265,052	1,440	2,436	103,981	0	\$727,638	\$10.17
Mechanical	0	0	0	0	406,626	207,988	0	0	108,499	0	350,852	\$1,073,965	\$15.02
Electrical	108,638	0	0	0	0	30,147	6,713	0	3,357	0	1,067,869	\$1,108,086	\$15.49
Plumbing	0	0	0	0	0	11,046	33,071	4,302	3,129	379,906	0	\$431,454	\$6.03
Fire and Life Safety	215,336	0	0	165,888	0	0	0	0	0	0	0	\$165,888	\$2.32
Technology	0	0	0	0	101,094	0	0	0	0	0	0	\$101,094	\$1.41
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,442,132	0	0	185,636	864,594	263,157	304,836	5,742	162,688	971,078	1,731,069	\$4,488,800	\$62.77





Beall Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Beall Elementary School facility has an overall FCI of 11.3%

The total current cost for all building deficiencies is \$1,442,132. There are \$170,463 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,313,387. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,795,820.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Beall Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	2,000	SF	3	\$24,278	1134
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	64	CAR	4	\$131,199	1133
Gate Requires Replacement	Deferred Maintenance	1	Ea.	4	\$725	1131
Site Drainage Requires Regrading	Deferred Maintenance	22,500	SF	4	\$14,263	1132
Sub Total for System		4	items		\$170,463	
Sub Total for School and Site Level		4	items		\$170,463	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	9	Ea.	3	\$10,185	1178
The Canopy Lighting Requires Replacement	Deferred Maintenance	1	Ea.	4	\$2,279	1179
Sub Total for System		2	items		\$12,464	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Drains And Piping Are Needed To Eliminate Ponding	Functional Deficiency	6	Ea.	3	\$18,976	1116
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	18,000	SF	3	\$61,392	1117
Sub Total for System		2	items		\$80,368	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 2x4	Capital Renewal	164	Ea.	2	\$204,756	1135
Window Screens Beyond Useful Life and Require Replacement Note: WINDOW SCREENS BEYOND USEFUL LIFE AND REQUIRE REPLACEMENT	Capital Renewal	104	Ea.	3	\$19,058	1838
The Handrails In The Stair Area Are Not ADA Compliant Note: HANDRAILS ARE NOT COMPLIANT HEIGHT AND REQUIRE REPLACEMENT	ADA Compliance	100	LF	4	\$8,308	1839
Sub Total for System		3	items		\$232,121	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	30,000	SF	3	\$305,306	1136
Sub Total for System		1	items		\$305,306	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$27,213	1180
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$20,154	1174
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	1181
Sub Total for System		3	items		\$61,816	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	52,965	SF	2	\$170,937	1177
Sub Total for System		1	items		\$170,937	
Sub Total for Building 01 - Main Building		12	items		\$863,012	

Building: 02 - Cafeteria & Admin

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	3	Ea.	3	\$5,972	1182
Sub Total for System		1	items		\$5,972	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	10,165	SF	1	\$177,083	1121
Membrane Flashing At Curb (<2) Requires Repair	Deferred Maintenance	550	LF	2	\$18,869	1118
The Concrete Roof Subdeck Is Damaged And Requires Replacement Note: Decking on the two canopies connected to building 2 requires replacement.	Deferred Maintenance	200	SF	2	\$5,816	1119
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	2,000	SF	3	\$6,821	1122
Sub Total for System		4	items		\$208,589	



Facilities Feasibility Study

Beall Elementary School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	9	Ea.	2	\$11,237	1138
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	5	Ea.	2	\$11,193	1139
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	2	\$4,994	1140
Note: 2x2						
		Sub Total for System		3 items	\$27,424	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	4,800	SF	3	\$48,849	1143
The Plaster Ceilings Are Damaged And Requires Repair	Deferred Maintenance	100	SF	4	\$1,527	1142
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	950	SF	5	\$6,078	1141
		Sub Total for System		3 items	\$56,454	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$13,436	1183
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	1184
		Sub Total for System		2 items	\$27,885	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	10,165	SF	2	\$32,806	1185
		Sub Total for System		1 items	\$32,806	
		Sub Total for Building 02 - Cafeteria & Admin		14 items	\$359,130	

Building: 03 - Library

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	3	\$501	1186
		Sub Total for System		1 items	\$501	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	2,741	SF	1	\$16,176	1130
Membrane Flashing At Parapet (>2') Requires Repair	Deferred Maintenance	200	LF	2	\$773	1123
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	50	LF	2	\$790	1124
		Sub Total for System		3 items	\$17,739	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	60	SF	3	\$615	1144
		Sub Total for System		1 items	\$615	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	2,741	SF	2	\$8,846	1187
		Sub Total for System		1 items	\$8,846	
		Sub Total for Building 03 - Library		6 items	\$27,702	

Building: 04 - Custodian

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	2	\$2,497	1145
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	7	Ea.	2	\$8,740	1146
Note: 2x2						
		Sub Total for System		2 items	\$11,237	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	204	SF	3	\$2,438	1170
The Vinyl Composition Tile Requires Replacement	Capital Renewal	531	SF	3	\$5,404	1171
		Sub Total for System		2 items	\$7,842	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Is Missing And Needed	Deferred Maintenance	1	Ea.	2	\$1,255	1189



Facilities Feasibility Study

Beall Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	Code Compliance	817	SF	2	\$1,492	1188
	Sub Total for System	2	items		\$2,747	
	Sub Total for Building 04 - Custodian	6	items		\$21,825	
	Total for Campus	42	items		\$1,442,132	

Buildings with no reported deficiencies

05 - Gym

Beall Elementary School Condition Assessment
Supporting Photos



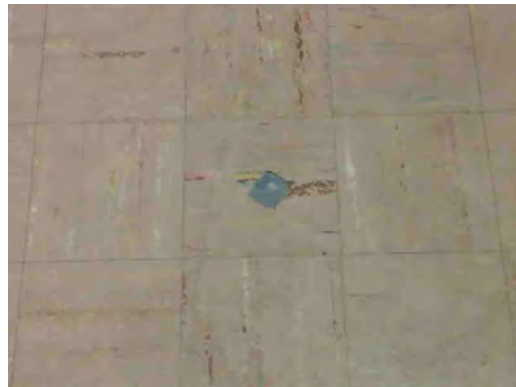
Beall ES - Cafeteria



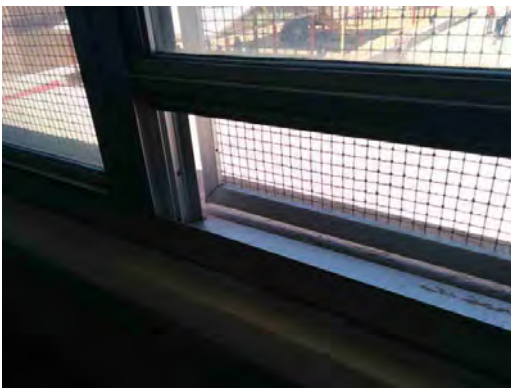
Beall ES - Cracked Roofing



Beall ES - Damaged Pedestrian Paving



Beall ES - Damaged VCT Flooring



Beall ES - Damaged Window



Beall ES - Evidence of Ponding on Roof Around Drain



Beall ES - Exterior Brick



Beall ES - Marquee



Beall ES - Ponding on Roof 02



Beall ES - Ponding on Roof 01



Beall ES - Roof Exhaust Fan



Beall ES - Roof General Condition



Beall ES - Rooftop Equipment



Beall ES - Rooftop Units



Facilities Feasibility Study
Bliss Elementary School Condition Assessment

Summary of Findings

The Bliss Elementary School Facility located at 4401 Sheridan Rd. Bldg 2038 in El Paso, Texas, was built in 1958. It comprises 75,135 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,126,782.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$119,185	.00%	\$119,185	.00%	\$0.00	\$0
01	Main Building	67,718	1958	\$3,007,597	24.82%	\$4,064,772	33.55%	\$44.41	\$1,057,175
03	Gym Building	4,825	2010	\$0	.00%	\$14,346	1.66%	\$0.00	\$14,346
655	Transportable-655	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
656	Transportable-656	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
720	Transportable-720	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		75,135		\$3,126,782	24.09%	\$4,198,303	32.34%	\$41.62	\$1,071,521

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$119,185	-	\$119,185
Roofing	\$436,865	\$33,222	\$1,770	\$7,348	-	\$479,206
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,898,737	-	-	-	\$1,898,737
Interior	-	-	\$71,314	-	\$65,599	\$136,912
Mechanical	-	\$55,774	\$47,233	\$377,674	-	\$480,681
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	\$12,061	-	\$12,061
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$436,865	\$1,987,733	\$120,317	\$516,269	\$65,599	\$3,126,782

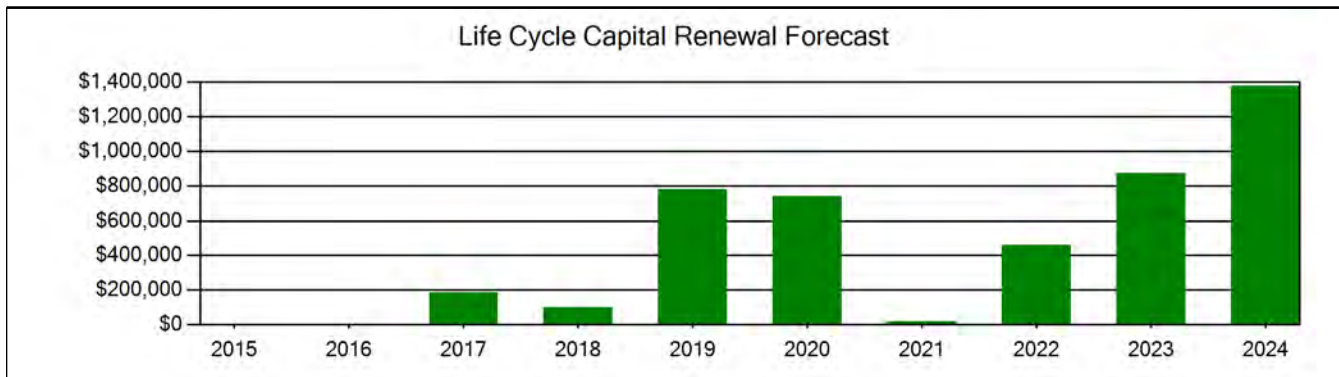
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF	
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024			
Site	119,185	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	479,206	0	0	0	0	75,190	0	0	0	0	0	0	\$75,190	\$1.04
Structural	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,898,737	0	0	0	0	0	81,098	0	0	6,627	54,743	0	\$142,468	\$1.96
Interior	136,912	0	0	17,520	0	0	623,572	14,443	0	550,900	0	0	\$1,206,435	\$16.63
Mechanical	480,681	0	0	0	0	688,522	0	0	457,096	0	211,599	0	\$1,357,217	\$18.71
Electrical	0	0	0	0	0	0	0	0	0	0	1,109,720	0	\$1,109,720	\$15.30
Plumbing	12,061	0	0	0	0	17,427	34,793	4,302	3,129	315,433	0	0	\$375,084	\$5.17
Fire and Life Safety	0	0	0	170,289	0	0	0	0	0	0	0	0	\$170,289	\$2.35
Technology	0	0	0	0	102,573	0	0	0	0	0	0	0	\$102,573	\$1.41
Conveyances	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,126,782	0	0	187,809	102,573	781,139	739,463	18,745	460,225	872,960	1,376,062	0	\$4,538,976	\$62.57



Bliss Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Bliss Elementary School facility has an overall FCI of 24.1%

The total current cost for all building deficiencies is \$3,126,782. There are \$119,185 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,071,521. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,980,118.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Bliss Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	3,000	LF	4	\$119,185	879
Sub Total for System		1	items		\$119,185	
Sub Total for School and Site Level		1	items		\$119,185	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: SECTION SCHEDULED TO BE REPLACED SUMMER 2014. ABOVE RMS 1-12.	Capital Renewal	12,750	SF	1	\$155,232	891
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: SECTION SCHEDULED FOR REPLACEMENT SUMMER 2014. ABOVE CAFETERIA.	Capital Renewal	8,000	SF	1	\$97,400	892
The Single-Ply Membrane Roof Covering Requires Replacement Note: MAIN BUILDING (NOT INCLUDING SCHEDULED REPLACEMENT ABOVE ROOMS 1-12 & CAFETERIA) & (NOT INCLUDING ABOVE RMS 37-48 WITH REMAINING EXPECTED LIFE). SHOWS SIGNS OF HEAVY TRAFFIC, WORN, BLISTERING, AND LEAKAGE.	Capital Renewal	31,218	SF	1	\$184,233	893
Membrane Flashing At Curb (<2') Requires Repair Note: MEMBRANE FLASHING AT CURB ABOVE THE CENTRAL HALLWAY IS IN BAD CONDITION WITH CRACKS AND BLISTERS.	Deferred Maintenance	600	LF	2	\$20,584	888
Membrane Flashings At Equipment Curbs Require Repair Note: EQUIPMENT CURB ALL THROUGHOUT ROOF IS IN POOR CONDITION W/ CRACKS & BLISTERS CAUSING LEAKAGE. ONLY EXCEPTIONS ABOVE RMS: 21-26, 31-36, & LIBRARY.	Deferred Maintenance	800	LF	2	\$12,638	889
The Roof Operable Hatch Requires Replacement Note: Roof hatch door to access main building roof is not properly sized and does not provide safety railing	Deferred Maintenance	1	Ea.	3	\$1,770	2192
The Roof Requires Cleaning Note: DEBRIS HAS COLLECTED AROUND THE EDGES ABOVE THE CENTRAL HALLWAY.	Deferred Maintenance	500	SF	4	\$7,348	890
Sub Total for System		7	items		\$479,206	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 74@6X3 ALUMINUM WINDOW FRAMES ARE OLD, DIFFICULT TO OPERATE, SEAL HAS BECONE WORN AND WEATHERED. REPLACE.	Capital Renewal	1,332	SF	2	\$142,554	880
The Steel Window Is Damaged And Requires Replacement Note: 236@9X4; SOME ISSUE WITH STEEL WINDOW. REPLACE.	Capital Renewal	8,496	SF	2	\$1,756,183	881
Sub Total for System		2	items		\$1,898,737	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: ACOUSTICAL CEILING AND GRIS IS LEAKING IN SMALL AREAS THROUGH SEVERAL ROOMS AND NEEDS REPLACING. RMS C6,37-48 AND C1.	Capital Renewal	1,000	SF	3	\$10,253	883
The Vinyl Composition Tile Requires Replacement Note: REPLACE OLD VCT 9X9 TILS IN RMS 22, 24, 25, BR, 31, 32, 34, 35.	Capital Renewal	6,000	SF	3	\$61,061	885
Interior Gypboard Walls Require Repainting Note: REPAINT NORTH SIDE OF WALL IN ROOMS 41 AND 45.	Deferred Maintenance	160	SF Wall	5	\$612	884
The Acoustical Ceilings Tiles Require Replacement Note: ACOUSTICAL CEILING IS LEAKING IN SMALL AREAS THROUGH SEVERAL ROOMS AND NEEDS REPLACING. RMS 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, NURSES CLINIC, COUNSELOR, 17, ATTENDANCE OFFICE, 22, 23, 31, 36.	Capital Renewal	10,158	SF	5	\$64,987	882
Sub Total for System		4	items		\$136,912	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: REPLACE, ORIGINAL EQUIP. 1958. END OF SERVICE LIFE.	Capital Renewal	18	Ea.	2	\$55,774	895
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 10UNITS @ 5,000CFM; OLD, RUSTED, LEAKING.	Capital Renewal	10	Ea.	3	\$47,233	896
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: PNEUMATIC HEATING CONTROLS ARE BEYOND END OF SERVICE LIFE, REPLACEMENT NEEDED. ORIGINAL EQUIPMENT, NO HEAT CONTROL.	Capital Renewal	67,718	SF	4	\$377,674	894
Sub Total for System		3	items		\$480,681	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement Note: REPLACE EXTERIOR DRINKING FOUNTAINS, ORIGINAL MODELS, END OF SERVICE LIFE.	Capital Renewal	2	Ea.	4	\$6,263	897
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	3	Ea.	4	\$5,798	898



Facilities Feasibility Study
Bliss Elementary School Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note:	REPLACE OLD SERVICE SINK, ORIGINAL MODELS RUSTED AND LEAKING.					
	Sub Total for System	2	items		\$12,061	
	Sub Total for Building 01 - Main Building	18	items		\$3,007,597	
	Total for Campus	19	items		\$3,126,782	

Buildings with no reported deficiencies

- 03 - Gym
- 655 - Transportable-655
- 656 - Transportable-656
- 720 - Transportable-720

Bliss Elementary School Condition Assessment
Supporting Photos



Bliss ES - Worn Roofing Material



Bliss ES - Worn Flooring



Bliss ES - Broken Tile Floor



Bliss ES - Building Signage



Bliss ES - Cabinetry



Bliss ES - Cafeteria



Bliss ES - Classroom



Bliss ES - Damaged Ceiling Tiles



Bliss ES - Damaged Interior Wall



Bliss ES - Damaged VCT Flooring



Bliss ES - Evidence of Ponding on Roof



Bliss ES - Exterior Glass Block Wall



Bliss ES - Library



Bliss ES - Roof General Condition 01



Bliss ES - Roof General Condition 02



Bliss ES - Rooftop Equipment



Bliss ES - Typical Rooftop Equipment



Bliss ES - Typical Exterior Finishes



Bliss ES - Stained Ceiling Tiles



Facilities Feasibility Study

Bond Elementary School Condition Assessment

Summary of Findings

The Bond Elementary School Facility located at 250 Lindbergh in El Paso, Texas, was built in 1981. It comprises 81,772 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,589,400.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	69,783	1981	\$3,550,813	28.44%	\$5,153,328	41.27%	\$50.88	\$1,602,515
02	Gym Building	5,077	2005	\$38,587	4.25%	\$141,001	15.52%	\$7.60	\$102,414
250	Transportable-250	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
266	Transportable-266	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
306	Transportable-306	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
315	Transportable-315	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
316	Transportable-316	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
338	Transportable-338	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
352	Transportable-352	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
677	Transportable-677	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		81,772		\$3,589,400	26.80%	\$5,294,329	39.53%	\$43.90	\$1,704,929

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$26,922	\$323,086	\$314,288	\$664,296
Roofing	\$558,123	-	\$205,593	-	-	\$763,716
Structural	-	-	-	-	-	\$0
Exterior	-	\$45,808	\$38,180	\$30,760	\$37,698	\$152,446
Interior	-	-	\$1,295,894	\$24,426	\$369,791	\$1,690,111
Mechanical	-	\$30,080	\$36,759	-	-	\$66,839
Electrical	-	\$125,345	\$28,185	\$14,189	-	\$167,719
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$39,184	\$45,089	\$84,273
Other	-	-	-	-	-	\$0
Total	\$558,123	\$201,233	\$1,631,533	\$431,644	\$766,867	\$3,589,400

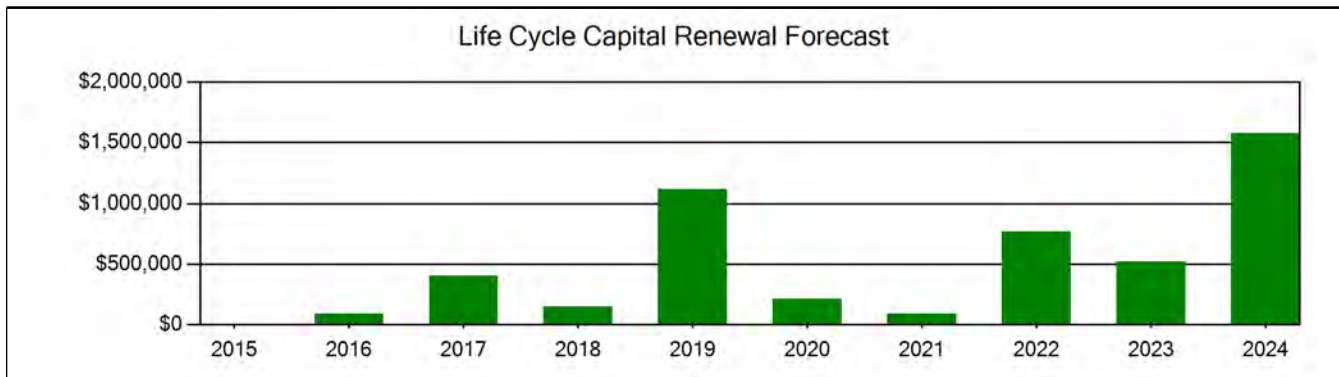
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	664,296	0	0	51,249	0	0	0	0	378,009	0	0	\$429,258	\$5.73
Roofing	763,716	0	0	8,092	0	32,990	84,747	0	0	91,033	0	\$216,862	\$2.90
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	152,446	0	0	0	48,811	0	63,844	16,270	98,936	7,754	0	\$235,615	\$3.15
Interior	1,690,111	0	93,132	38,690	4,551	11,563	33,043	76,127	163,390	145,247	0	\$565,743	\$7.56
Mechanical	66,839	0	0	0	4,718	170,885	0	0	121,564	44,360	1,507,445	\$1,848,972	\$24.70
Electrical	167,719	0	0	0	0	870,750	0	0	0	0	68,636	\$939,386	\$12.55
Plumbing	0	0	0	0	12,186	25,810	9,210	0	0	232,553	0	\$279,759	\$3.74
Fire and Life Safety	0	0	0	304,758	0	0	22,172	0	0	0	0	\$326,930	\$4.37
Technology	0	0	0	0	77,993	0	0	0	5,674	0	0	\$83,667	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	84,273	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,589,400	0	93,132	402,789	148,259	1,111,998	213,016	92,397	767,573	520,947	1,576,081	\$4,926,192	\$65.81





Bond Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Bond Elementary School facility has an overall FCI of 26.8%

The total current cost for all building deficiencies is \$3,589,400. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,704,929. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,394,700.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Bond Elementary School Condition Assessment

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Playground Equipment Requires Replacement Note: replace or repair south playground equipment	Capital Renewal	1	Ea.	3	\$26,922	3222
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	32	Ea.	3	\$28,185	3276
Asphalt Paving Is Damaged And Requires Replacement Note: repave large north lot	Capital Renewal	86	CAR	4	\$176,298	3221
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	3,500	LF	4	\$139,049	3219
Site Marquee Is Damaged And Requires Replacement Note: 4'x6'- marquee yellowed	Deferred Maintenance	1	Ea.	4	\$7,739	3218
The Canopy Lighting Requires Replacement	Deferred Maintenance	8	Ea.	4	\$14,189	3275
Paved Play Requires Recoating And Resurfacing Note: repave 4 asphalt bball courts	Deferred Maintenance	25,000	SF	5	\$314,288	3224
Sub Total for System		7	items		\$706,670	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	625	SF	1	\$3,504	3273
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	58,533	SF	1	\$554,619	3272
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	22,500	SF	3	\$205,593	3274
Sub Total for System		3	items		\$763,716	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Storefront / Curtain Wall Requires Repair Note: (hollow metal)	Deferred Maintenance	600	SF Wall	2	\$45,808	3227
Exterior Metal Door Requires Repainting Note: 7x3- repaint all ext doors	Deferred Maintenance	22	Door	3	\$3,032	3228
The Aluminum Window Requires Repair Note: 4x3- repaint old building window frames, see special deficiency	Deferred Maintenance	171	Ea.	3	\$27,509	3229
The Brick Exterior Requires Repair Note: misc. cracks in veneer overall (stone veneer)	Deferred Maintenance	600	SF Wall	3	\$6,950	3226
The Steel Window Requires Repainting Note: Repaint window frames on old parts of building	Deferred Maintenance	171	Ea.	4	\$21,040	2301
The Storefront / Curtain Wall Requires New Paint Note: Repaint storefront frames	Deferred Maintenance	600	SF	4	\$9,720	2307
The Exterior Requires Cleaning Note: power wash exterior veneer (most of older building)	Deferred Maintenance	12,000	SF Wall	5	\$21,428	3225
The Exterior Requires Painting (Bldg SF)	Capital Renewal	3,489	SF	5	\$16,270	3260
Sub Total for System		8	items		\$151,757	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: 7x3- repaint metal doors at hallway entrances + mech rooms. Replace wood doors in most of building	Capital Renewal	146	Door	3	\$315,903	3237
The Carpet Flooring Requires Replacement Note: library	Capital Renewal	2,299	SF	3	\$21,382	3234
The Ceramic Tile Flooring Requires Replacement Note: damage in kitchen near drain	Capital Renewal	20	SF	3	\$314	3236
The Suspended Ceiling Grid and Tiles Require Replacement Note: most of building- classrooms + hallways not in 2011 addition	Capital Renewal	57,920	SF	3	\$462,156	3230
The Vinyl Composition Tile Requires Replacement Note: most of building	Capital Renewal	57,920	SF	3	\$458,739	3235
Interior Ceramic Walls Require Repair Or Replacement Note: damage in cafeteria	Capital Renewal	40	SF Wall	4	\$673	3233
Interior Fiberglass Panels Require Repair Or Replacement Note: misc rooms 215,x128 (acoustical)	Deferred Maintenance	2,700	SF Wall	4	\$22,890	3232
The Exposed Ceilings Are Damaged And Requires Replacement	Capital Renewal	698	SF	4	\$752	3257
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	12	Door	5	\$666	3238
Interior Gypboard Walls Require Repainting Note: repaint cafeteria 201-210,101-112,214,x137, mech rooms	Deferred Maintenance	27,000	SF Wall	5	\$80,355	3231



Facilities Feasibility Study

Bond Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	57,920	SF	5	\$288,382	3256
Sub Total for System		11	items		\$1,652,213	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement Note: 324 MBH	Capital Renewal	1	Ea.	2	\$25,257	3282
The Exterior Liquid Filled Transformer Is Damaged And Should Be Replaced	Capital Renewal	400	KVA	2	\$42,899	3277
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: 2 @ 80	Capital Renewal	2	Ea.	2	\$4,823	3283
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 4500	Capital Renewal	8	Ea.	3	\$36,759	3284
Sub Total for System		4	items		\$109,738	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$18,790	3278
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$11,245	3279
The Panelboard Requires Replacement	Capital Renewal	8	Ea.	2	\$41,955	3280
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$10,457	3281
Sub Total for System		4	items		\$82,447	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: replace and repaint cabinetry in rooms 214,219, library office + front office planning	Capital Renewal	155	LF	4	\$33,567	3248
The Upper Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$5,616	3250
The Base Storage Cabinets Require Repainting Note: repaint open shelves + replace base cabinets in classrooms, 101-112, + 201-210	Deferred Maintenance	1,000	LF	5	\$27,563	3245
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	460	LF	5	\$13,542	3251
The Metal Student Lockers Require Repainting Note: Repaint lockers - 6' tall Location: 200's Corridor, Room 219, Kitchen	Deferred Maintenance	172	Ea.	5	\$3,984	2308
Sub Total for System		5	items		\$84,273	
Sub Total for Building 01 - Main Building		42	items		\$3,550,813	

Building: 02 - Gym

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7x3 replace all ext doors	Deferred Maintenance	5	Door	3	\$689	3262
Sub Total for System		1	items		\$689	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: gym + office/storage floors worn	Capital Renewal	4,722	SF	3	\$37,399	3264
The Exposed Ceilings Are Damaged And Requires Replacement	Capital Renewal	102	SF	4	\$110	3271
Interior Doors Require Repainting Note: repaint all interior doors	Deferred Maintenance	7	Door	5	\$389	3266
Sub Total for System		3	items		\$37,898	
Sub Total for Building 02 - Gym		4	items		\$38,587	
Total for Campus		46	items		\$3,589,400	



Facilities Feasibility Study
Bond Elementary School Condition Assessment

Buildings with no reported deficiencies

- 250 - Transportable-250
- 266 - Transportable-266
- 306 - Transportable-306
- 315 - Transportable-315
- 316 - Transportable-316
- 338 - Transportable-338
- 352 - Transportable-352
- 677 - Transportable-677



Facilities Feasibility Study
Bond Elementary School Condition Assessment

Bond Elementary School Condition Assessment

Supporting Photos



Facilities Feasibility Study
Bonham Elementary School Condition Assessment

Summary of Findings

The Bonham Elementary School Facility located at 7024 Cielo Vista Drive in El Paso, Texas, was built in 1956. It comprises 51,905 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,929,802.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$112,749	.00%	\$112,749	.00%	\$0.00	\$0
01	Main Building	36,696	1956	\$1,816,255	27.66%	\$2,671,991	40.69%	\$49.49	\$855,736
02	Gym Building	4,841	2010	\$798	.09%	\$19,494	2.25%	\$0.16	\$18,696
0RR	Transportable-0RR	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
600	Transportable-600	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
673	Transportable-673	864	1972	\$0	.00%	\$0	.00%	\$0.00	\$0
719	Transportable-719	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
738	Transportable-738	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
746	Transportable-746	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
781	Transportable-781	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
793	Transportable-793	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
796	Transportable-796	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
817	Transportable-817	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
836	Transportable-836	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
848	Transportable-848	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		51,905		\$1,929,802	25.97%	\$2,804,234	37.73%	\$37.18	\$874,432

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$112,749	-	\$112,749
Roofing	\$430,226	\$19,291	\$6,449	-	-	\$455,966
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,013,091	\$17,998	-	-	\$1,031,089
Interior	-	\$2,532	\$31,329	\$5,251	\$12,795	\$51,906
Mechanical	-	\$98,847	\$142,471	-	\$381	\$241,700
Electrical	-	\$32,071	\$1,190	-	-	\$33,260
Plumbing	-	-	-	\$3,132	-	\$3,132
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0



Facilities Feasibility Study
Bonham Elementary School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$430,226	\$1,165,832	\$199,437	\$121,131	\$13,177	\$1,929,802

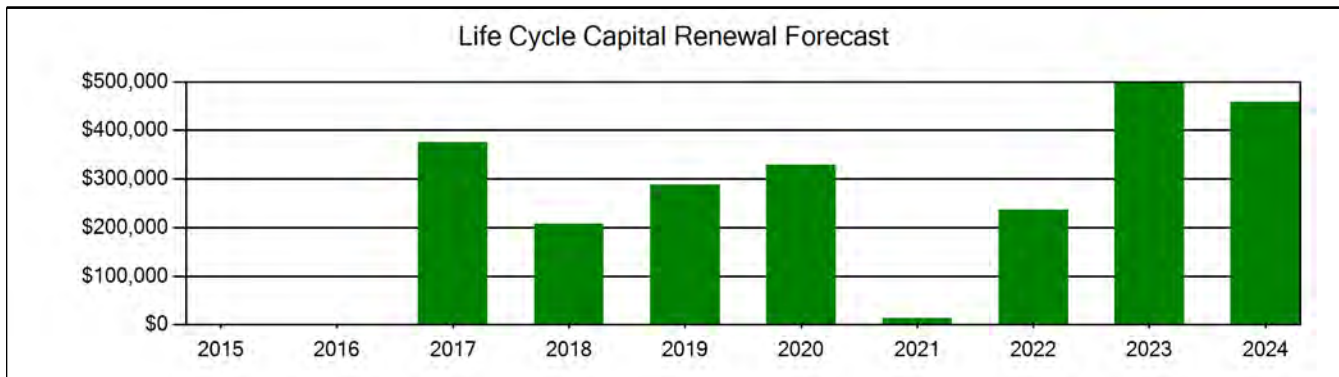
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	112,749	0	0	0	0	0	0	0	80,765	0	0	\$80,765	\$1.94
Roofing	455,966	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,031,089	0	2,197	0	0	0	1,077	0	0	2,197	0	\$5,471	\$0.13
Interior	51,906	0	0	0	27,902	0	44,267	13,501	0	277,614	318,807	\$682,091	\$16.42
Mechanical	241,700	0	0	0	116,488	205,363	0	0	96,810	0	139,541	\$558,202	\$13.44
Electrical	33,260	0	0	0	0	64,177	0	0	60,291	0	0	\$124,468	\$3.00
Plumbing	3,132	0	0	6,383	6,259	18,110	284,087	0	0	216,872	0	\$531,711	\$12.80
Fire and Life Safety	0	0	0	96,410	0	0	0	0	0	0	0	\$96,410	\$2.32
Technology	0	0	0	0	58,072	0	0	0	0	0	0	\$58,072	\$1.40
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	273,071	0	0	0	0	0	0	0	\$273,071	\$6.57
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,929,802	0	2,197	375,864	208,721	287,650	329,431	13,501	237,866	496,683	458,348	\$2,410,261	\$58.03



Bonham Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Bonham Elementary School facility has an overall FCI of 26.0%

The total current cost for all building deficiencies is \$1,929,802. There are \$112,749 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$874,432. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$7,432,215.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Bonham Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement Note: ASPHALT PAVING PARKING LOT IS IN POOR CONDITION WITH WIDE CRACKS.	Capital Renewal	55	CAR	4	\$112,749	822
Sub Total for System		1	items		\$112,749	
Sub Total for School and Site Level		1	items		\$112,749	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: SINGLE PLY ROOFING SYSTEM ABOVE ALL CLASSROOMS, EXCEPT 1,3,5,7 & CAFETERIA NEEDS TO BE REPLACED DUE TO BEING OLD, WORN OUT AND BLISTERING.	Capital Renewal	24,696	SF	1	\$430,226	832
Membrane Flashings At Equipment Curbs Require Repair Note: MEMBRANE FLASHING AT EQUIPMENT CURB ABOVE CLASSROOMS 11-26 ARE IN BAD CONDITION WITH CRACKS AND LEAKAGE. REPAIR.	Deferred Maintenance	400	LF	2	\$6,319	831
Membrane Flashings At Metal Edge Require Repair Note: MEMBRANE FLASHING AT METAL EDGE ABOVE CLASSROOMS 11-26 ARE CHIPPING AND WORN OUT. REPLACE.	Deferred Maintenance	600	LF	2	\$7,981	834
Metal Roof Jack Is Damaged And Should Be Repaired Note: METAL ROOF JACK IS BADLY RUSTED ALL THROUGHOUT THE ROOF AND NEEDS TO BE REPLACED.	Deferred Maintenance	35	Ea.	2	\$4,991	833
Roof access ladder requires replacement Note: NO ACCESS TO TWO LEVELS OF ROOF AT CAFETERIA AREA AND MAIN BUILDING	Deferred Maintenance	40	LF	3	\$6,449	1798
Sub Total for System		5	items		\$455,966	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 12@6X3.	Capital Renewal	216	SF	2	\$23,117	830
The Wood Window Is Damaged And Requires Replacement Note: 196@9'x3' WOOD FRAMED EXTERIOR WINDOWS ARE OLD AND IN BAD SHAPE. DIFFICULT TO OPEN AND VISABLE LEAKAGE.	Capital Renewal	5,292	SF	2	\$989,974	824
The Storefront / Curtain Wall Is Damaged And Requires Replacement Note: STOREFRONT CURTAIN WALL HAS OLD WOOD FRAMES THAT ARE CHIPPING.	Capital Renewal	100	SF Wall	3	\$17,998	823
Sub Total for System		3	items		\$1,031,089	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: REPLACE 1 INT WOODEN DOOR HARDWARE, RM 26.	Capital Renewal	1	Door	2	\$2,532	829
The Vinyl Composition Tile Requires Replacement Note: VCT NEEDS REPLACING WHEREVER OLD 9" TILES. RMS X103, X145, 22, 24, 25, 26,& 32.	Capital Renewal	3,000	SF	3	\$30,531	828
Interior Ceramic Walls Require Repair Or Replacement Note: CERAMIC TILE IN RESTROOMS X142, X145, X149 & X152	Capital Renewal	240	SF Wall	4	\$5,189	827
Interior Gypboard Walls Require Repair Note: GYPBOARD WALL AT THE BACK END OF KITCHEN NEAR ROOM X138 IS BROKEN.	Deferred Maintenance	10	SF Wall	4	\$61	826
The Acoustical Ceilings Tiles Require Replacement Note: ACOUSTICAL CIELING TILES ARE LEAKING IN A FEW AREAS AND NEEDS TO BE REPLACED. RMS X123, X100, X118, X124, 2, 3, 5, 7, 8, X146, 14, 16, 32, 33, 25.	Capital Renewal	2,000	SF	5	\$12,795	825
Sub Total for System		5	items		\$51,109	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: 30X 6'@2TON	Capital Renewal	30	Ea.	2	\$98,847	840
Ductwork Requires Replacement Note: REPLACE 200' OF DUCTWROK AT ALL EVAP COOLERS CONNECTIONS.	Capital Renewal	6,000	LF	3	\$142,471	839
Duct Cleaning Required Note: CLEAN DUCTS AT KITCHEN AND ADVISER OFFICES.	Deferred Maintenance	400	SF	5	\$381	838
Sub Total for System		3	items		\$241,700	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: FEDERAL PACIFIC PANELS MOP AND UNMARKED (CONTROLS STAGE LIGHTING) REPLACE - ON LEFT OF STAGE.	Capital Renewal	1	Ea.	2	\$25,332	835
The Panelboard Requires Replacement Note: FEDERAL PACIFIC PANELS MOP AND UNMARKED (CONTROLS STAGE LIGHTING) REPLACE - ON LEFT OF STAGE.	Capital Renewal	1	Ea.	2	\$6,739	836



Facilities Feasibility Study

Bonham Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard is not Labeled per code	Code Compliance	3	Ea.	3	\$1,190	837
Note: PANELS D, AC3, & UNMARKED. HALLWAYS NEAR WING 2 & 3 NEED COVERS REPAIRED, LOCKS AND LABLING.						
		Sub Total for System			\$33,260	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$3,132	841
Note: REPLACE NON REFRIDGERATED DRINKING FOUNTAIN AT SOUTHSIDE OF BLDG.						
		Sub Total for System			\$3,132	
		Sub Total for Building 01 - Main Building			\$1,816,255	

Building: 02 - Gym Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	100	SF	3	\$798	860
Note: ACOUSTICAL GRID WITH TILES IS LEAKING IN SMALL SPOTS AROUND THE BUILDING. RM X100-X103						
		Sub Total for System			\$798	
		Sub Total for Building 02 - Gym Building			\$798	
		Total for Campus			\$1,929,802	

Buildings with no reported deficiencies

- 0RR - Transportable-0RR
- 600 - Transportable-600
- 673 - Transportable-673
- 719 - Transportable-719
- 738 - Transportable-738
- 746 - Transportable-746
- 781 - Transportable-781
- 793 - Transportable-793
- 796 - Transportable-796
- 817 - Transportable-817
- 836 - Transportable-836
- 848 - Transportable-848

Bonham Elementary School Condition Assessment
Supporting Photos



Bonham ES - Cafeteria



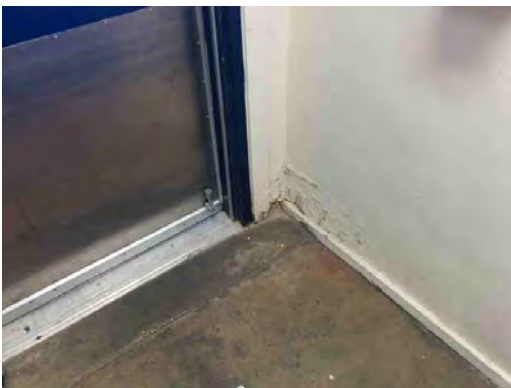
Bonham ES - Classroom Sink



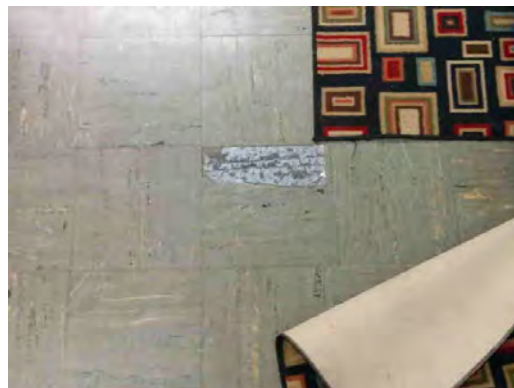
Bonham ES - Cracked and Worn Asphalt Paving 01



Bonham ES - Cracked and Worn Asphalt Paving 02



Bonham ES - Damaged Interior Wall



Bonham ES - Damaged VCT Flooring



Bonham ES - Damaged Window Frames



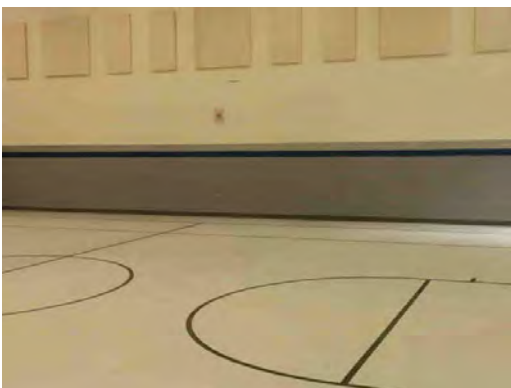
Bonham ES - Entryway



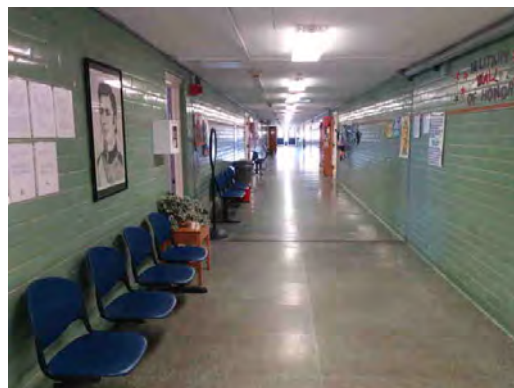
Bonham ES - Evaporative Cooler



Bonham ES - Exterior Requires Painting



Bonham ES - Gym Flooring



Bonham ES - Hallway Finishes



Bonham ES - Marquee



Bonham ES - Restroom Fixtures



Bonham ES - Typical Windows



Facilities Feasibility Study Bowie High School Condition Assessment

Summary of Findings

The Bowie High School Facility located at 801 S. San Marcial in El Paso, Texas, was built in 1966. It comprises 267,070 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$4,242,994.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$2,632,123	.00%	\$2,735,820	.00%	\$0.00	\$103,697
01	B Building	47,635	1966	\$192,467	2.29%	\$766,212	9.12%	\$4.04	\$573,745
02	A Building	47,709	1966	\$200,982	2.39%	\$751,361	8.93%	\$4.21	\$550,379
03	Custodian Building	5,196	1966	\$85,105	9.28%	\$1,321,195	144.13%	\$16.38	\$1,236,090
04	Gym Building	42,556	1966	\$183,342	2.44%	\$1,293,209	17.23%	\$4.31	\$1,109,867
05	ROTC Building	8,847	1968	\$11,329	.73%	\$162,806	10.43%	\$1.28	\$151,477
06	Auxiliary Gym Building	10,081	1968	\$26,825	1.51%	\$363,035	20.41%	\$2.66	\$336,210
07	Library Building	12,439	1966	\$23,790	1.08%	\$205,954	9.39%	\$1.91	\$182,164
08	Cafeteria Building	18,863	1966	\$208,575	6.27%	\$733,694	22.05%	\$11.06	\$525,119
09	Administration Building	7,419	1966	\$42,024	3.21%	\$352,335	26.92%	\$5.66	\$310,311
10	Stadium Building	11,982	2007	\$51,982	2.46%	\$387,945	18.35%	\$4.34	\$335,963
11	Auditorium/Fine Arts Complex	34,418	2006	\$449,457	7.40%	\$638,235	10.51%	\$13.06	\$188,778
12	New Technology Building	8,149	2000	\$134,994	9.39%	\$1,718,061	119.51%	\$16.57	\$1,583,067
13	Weight/Locker Building	3,136	2000	\$0	.00%	\$0	.00%	\$0.00	\$0
317	Transportable-0317	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
696	Transportable-696	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
765	Transportable-765	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
780	Transportable-780	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
787	Transportable-787	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
788	Transportable-788	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
790	Transportable-790	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
791	Transportable-791	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
792	Transportable-792	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
807	Transportable-807	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		267,070		\$4,242,994	9.42%	\$11,429,861	25.38%	\$15.89	\$7,186,867

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$2,254,977	\$377,146	\$2,632,123
Roofing	\$525,369	\$54,406	\$1,297	-	-	\$581,072
Structural	-	-	-	-	-	\$0



Facilities Feasibility Study
Bowie High School Condition Assessment

Exterior	-	\$9,224	-	-	\$628	\$9,852
Interior	-	-	\$128,341	\$25,864	\$8,326	\$162,531
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$626,199	-	-	-	\$626,199
Plumbing	-	-	\$4,026	\$6,211	-	\$10,237
Fire and Life Safety	-	\$216,650	-	-	-	\$216,650
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$4,331	-	\$4,331
Other	-	-	-	-	-	\$0
Total	\$525,369	\$906,479	\$133,664	\$2,291,382	\$386,100	\$4,242,994

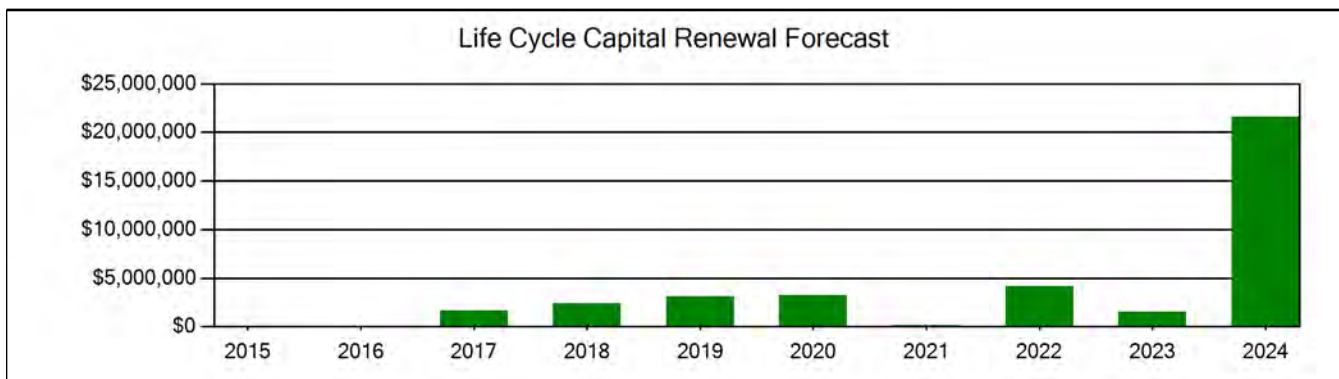
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	2,632,123	0	0	0	0	103,697	0	0	397,283	0	56,562	\$557,542	\$2.16
Roofing	581,072	0	0	23,865	0	0	0	0	55,032	0	334,026	\$412,923	\$1.60
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	9,852	0	11,108	216,873	84,740	494,892	0	0	102,893	160,684	6,179,116	\$7,250,306	\$28.06
Interior	162,531	0	13,802	437,348	380,101	131,133	1,316,968	100,321	645,617	820,699	1,354,910	\$5,200,899	\$20.12
Mechanical	0	0	0	0	1,637,182	1,170,410	881,466	0	2,728,046	0	1,205,533	\$7,622,637	\$29.50
Electrical	626,199	0	0	0	0	1,160,370	0	0	222,702	0	12,469,640	\$13,852,710	\$53.60
Plumbing	10,237	0	0	92,822	9,749	35,602	590,284	12,905	4,874	537,170	0	\$1,283,406	\$4.97
Fire and Life Safety	216,650	0	0	903,651	0	0	0	0	0	0	0	\$903,651	\$3.50
Technology	0	0	0	0	279,522	0	0	0	0	0	0	\$279,522	\$1.08
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	4,331	0	0	0	0	0	501,906	0	0	0	0	\$501,906	\$1.94
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	4,242,994	0	24,910	1,674,559	2,391,294	3,096,104	3,290,624	113,226	4,156,447	1,518,553	21,599,787	\$37,865,504	\$146.52



Bowie High School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Bowie High School facility has an overall FCI of 9.4%

The total current cost for all building deficiencies is \$4,242,994. There are \$2,632,123 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$7,186,867. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$45,038,968.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Bowie High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	1,100	CAR	4	\$2,254,977	3621
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	30,000	SF	5	\$377,146	3623
Note: the basketball paved playcourt shows a lot of cracks (large ones) throughout the area; could cause students to trip. Recoat						
Sub Total for System		2	items		\$2,632,123	
Sub Total for School and Site Level		2	items		\$2,632,123	

Building: 01 - B Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	800	SF	3	\$6,383	3571
Note: several classrooms have small spots of leakage in the ceiling tiles on both 1st and 2nd floor. Also the boy's restroom on the 1st floor has leakage that needs to be replaced						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	200	SF	3	\$1,584	3573
Note: vinyl comp tile needs to be replaced due to cracking on broken tiles in classrooms - 50sf need to be replaced in SE central corner classroom of 1st floor - 150sf replace in NE exterior corner classroom of 2nd floor						
The Plaster Ceilings Are Damaged And Requires Repair	Deferred Maintenance	100	SF	4	\$1,189	3572
Note: replace leakage in the plaster ceiling by the entry way on NW wall of 1st floor						
Sub Total for System		3	items		\$9,156	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$32,544	3535
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$21,959	3536
Note: 11 Loads						
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$35,625	3537
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,733	3538
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$11,245	3539
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	3541
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$39,735	3542
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$19,345	3543
Sub Total for System		8	items		\$183,311	
Sub Total for Building 01 - B Building		11	items		\$192,467	

Building: 02 - A Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	2	Ea.	2	\$21,525	3545
Note: 100 AMP						
Sub Total for System		1	items		\$21,525	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	100	SF Wall	2	\$9,224	3577
Note: pre cast panel near entry ways have chipped on broken in some areas. Repair or replace						
Sub Total for System		1	items		\$9,224	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	4,771	SF	3	\$38,069	3579
Note: tiles are leaking in several classrooms on both 1st and 2nd floor need to be replaced						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	500	SF	3	\$3,960	3581
Note: vct needs to be replaced in several classrooms where they are worn out or leaking						
The Wood Flooring Requires Replacement	Capital Renewal	2,385	SF	3	\$43,816	3582
Note: the theater on 1st floor has bad stage flooring, replace the wood						
Sub Total for System		3	items		\$85,845	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$32,544	3546
Note: 16 Loads						
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$15,685	3547
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$21,375	3548



Facilities Feasibility Study Bowie High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,784	3549
	Sub Total for System	4	items		\$84,388	
	Sub Total for Building 02 - A Building	9	items		\$200,982	

Building: 03 - Custodian Residence & Mech

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Curb (<2) Requires Repair Note: membrane flashing at curbs were blistering + cracking on all 4 sides of the building. repair.	Deferred Maintenance	300	LF	2	\$8,010	3427
Single-Ply Covering Has Blisters That Should Be Repaired Note: all 4 sides of the roof are blistering at the curbs	Deferred Maintenance	4	Ea.	2	\$495	3428
	Sub Total for System	2	items		\$8,505	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting Note: the exterior plaster on the canopy ceiling is cracking in its plaster. needs to repaint	Capital Renewal	200	SF Wall	5	\$628	3592
	Sub Total for System	1	items		\$628	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceramic Walls Require Repair Or Replacement Note: ceramic tiles are breaking and showing areas of leak along the bathroom walls	Capital Renewal	60	SF Wall	4	\$1,010	3594
The Plaster Ceilings Are Damaged And Requires Repainting Note: the storage rooms and bathroom needs a repaint for ceiling surface. areas are cracking or showing discolor	Deferred Maintenance	1,500	SF	5	\$2,847	3593
	Sub Total for System	2	items		\$3,857	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 9 KVA	Capital Renewal	1	Ea.	2	\$4,890	3554
The Electrical Transformer Requires Replacement Note: 50 KVA	Capital Renewal	1	Ea.	2	\$6,192	3555
	Sub Total for System	2	items		\$11,082	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced Note: 12 Loads	Capital Renewal	1	Ea.	2	\$21,959	3553
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	3556
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3557
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,868	3558
	Sub Total for System	4	items		\$52,299	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: toilets rusted need to be replaced	Capital Renewal	2	Ea.	3	\$4,026	3484
The Rest Room Lavatories Plumbing Fixtures Require Replacement Note: lavatories rusted, need to replace	Capital Renewal	2	Ea.	4	\$4,397	3480
The Showers Plumbing Fixtures Are Damaged And Should Be Repaired Note: seal around tub, replace faucet	Deferred Maintenance	1	Ea.	4	\$310	3485
	Sub Total for System	3	items		\$8,733	
	Sub Total for Building 03 - Custodian Residence & Mech	14	items		\$85,105	

Building: 04 - Gymnasium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Operable Hatch Requires Repair Note: 3x4, one of the door latches to the roof hatch that entered to the lowered roofs was broken	Deferred Maintenance	1	Ea.	3	\$243	3429
	Sub Total for System	1	items		\$243	



Facilities Feasibility Study Bowie High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$15,608	3562
The Motor Control Center Is Damaged And Should Be Replaced Note: 9 Loads	Capital Renewal	1	Ea.	2	\$21,959	3563
The Motor Control Center Is Damaged And Should Be Replaced Note: 8 Loads	Capital Renewal	1	Ea.	2	\$15,608	3564
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	3565
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$10,489	3566
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	3567
Sub Total for System		6	items		\$76,211	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	42,556	SF	2	\$106,888	3569
Sub Total for System		1	items		\$106,888	
Sub Total for Building 04 - Gymnasium		8	items		\$183,342	

Building: 05 - ROTC

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: front entry hallway has a few leaks in the ceiling tile. Replace	Capital Renewal	100	SF	3	\$798	3604
The Vinyl Composition Tile Requires Replacement Note: a couple of tiles are broken in the ROTC classroom. Replace	Capital Renewal	100	SF	3	\$792	3605
Sub Total for System		2	items		\$1,590	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 120/280 50A	Capital Renewal	1	Ea.	2	\$2,614	3575
The Panelboard Requires Replacement Note: 277/480 125A	Capital Renewal	1	Ea.	2	\$7,125	3576
Sub Total for System		2	items		\$9,739	
Sub Total for Building 05 - ROTC		4	items		\$11,329	

Building: 06 - Auxiliary Gym

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement Note: replace service sink, rusted.	Deferred Maintenance	1	Ea.	4	\$1,504	3540
Sub Total for System		1	items		\$1,504	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	10,081	SF	2	\$25,321	3583
Sub Total for System		1	items		\$25,321	
Sub Total for Building 06 - Auxiliary Gym		2	items		\$26,825	

Building: 07 - Library

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceramic Walls Require Repair Or Replacement Note: Bathroom wall ceramic tiles look worn and needs to be replaced	Capital Renewal	400	SF Wall	4	\$6,731	3612
Sub Total for System		1	items		\$6,731	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	3584
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	3585
Sub Total for System		2	items		\$17,059	
Sub Total for Building 07 - Library		3	items		\$23,790	



Facilities Feasibility Study Bowie High School Condition Assessment

Building: 08 - Cafeteria

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: tiles with grid need to be replaced: - bathroom ceiling is worn down & discoloring in ares or cracking - cafeteria dining space has very worn tiles and discoloring in many places - kitchen has several areas that are heavily worn and needs replacement	Capital Renewal	1,000	SF	3	\$7,979	3613
The Vinyl Composition Tile Requires Replacement	Capital Renewal	943	SF	3	\$7,469	3618
Ceiling Grid Requires Replacement	Capital Renewal	3,773	SF	4	\$16,934	3617
Sub Total for System		3	items		\$32,382	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced Note: 12 Loads	Capital Renewal	1	Ea.	2	\$21,959	3586
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$21,959	3587
The Motor Control Center Is Damaged And Should Be Replaced Note: 4 Loads	Capital Renewal	1	Ea.	2	\$11,374	3588
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	3589
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,733	3590
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$29,801	3591
Sub Total for System		6	items		\$106,054	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	26,200	SF	2	\$65,807	4203
Sub Total for System		1	items		\$65,807	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: cabinets in the snack bar are broken or breaking. needs to be replaced	Capital Renewal	20	LF	4	\$4,331	3614
Sub Total for System		1	items		\$4,331	
Sub Total for Building 08 - Cafeteria		11	items		\$208,575	

Building: 09 - Administration

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: the tile with grid system in the hallway near back entry has a few leakages	Capital Renewal	60	SF	3	\$479	3625
The Vinyl Composition Tile Requires Replacement Note: the mechanical room has a mixture of concrete and old vinyl comp tile that needs to be either replaced or taken out	Capital Renewal	100	SF	3	\$792	3626
The Vinyl Composition Tile Requires Replacement	Capital Renewal	742	SF	3	\$5,877	3644
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	742	SF	5	\$3,694	3643
Sub Total for System		4	items		\$10,842	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	3596
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	3597
Sub Total for System		2	items		\$12,548	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	7,419	SF	2	\$18,634	3598
Sub Total for System		1	items		\$18,634	
Sub Total for Building 09 - Administration		7	items		\$42,024	

Building: 10 - Stadium Building

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,945	3606
Sub Total for System		1	items		\$7,945	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$21,179	3609
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,733	3607



Facilities Feasibility Study Bowie High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	3608
Sub Total for System		3	items		\$44,037	
Sub Total for Building 10 - Stadium Building		4	items		\$51,982	

Building: 11 - Auditorium/ Fine Arts Complex

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	24,196	SF	1	\$416,906	3432
Note: the older parts of the auditorium has a lot of blisters in the material						
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	650	LF	2	\$17,355	3430
Note: membrane flashing at cart needs to be repaired in the older seating of the auditorium because it is cracking and showing blisters						
Membrane Flashing At Parapet (>2') Requires Repair	Deferred Maintenance	50	LF	2	\$15,197	3431
Note: membrane flashing at pampet is breaking apart in the southwest corners of the old auditorium						
Sub Total for System		3	items		\$449,457	
Sub Total for Building 11 - Auditorium/ Fine Arts Complex		3	items		\$449,457	

Building: 12 - New Technology Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	8,149	SF	1	\$108,463	3446
Note: single ply is blistering throughout and a few areas are discolored and show leakage						
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	500	LF	2	\$13,350	3444
Note: membrane flashing ab curb is cracking + blistering throughout the roof edges. needs a repair soon						
Strainers Are Missing And Needed	Deferred Maintenance	1	Ea.	3	\$1,054	3449
Note: one strainer was missing from the drains						
Sub Total for System		3	items		\$122,867	

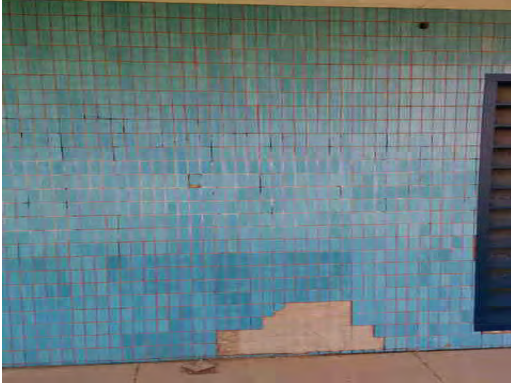
Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	800	SF	3	\$6,383	3646
The Vinyl Composition Tile Requires Replacement	Capital Renewal	500	SF	3	\$3,960	3650
Interior Gypboard Walls Require Repainting	Deferred Maintenance	408	SF Wall	5	\$1,214	3661
The Plaster Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	300	SF	5	\$569	3649
Sub Total for System		4	items		\$12,127	
Sub Total for Building 12 - New Technology Building		7	items		\$134,994	
Total for Campus		85	items		\$4,242,994	

Buildings with no reported deficiencies

- 13 - Weight Room & Locker Room
- 317 - Transportable-0317
- 696 - Transportable-696
- 765 - Transportable-765
- 780 - Transportable-780
- 787 - Transportable-787
- 788 - Transportable-788
- 790 - Transportable-790
- 791 - Transportable-791
- 792 - Transportable-792
- 807 - Transportable-807

Bowie High School Condition Assessment
Supporting Photos



Bowie HS - Damaged Exterior Tile Wall



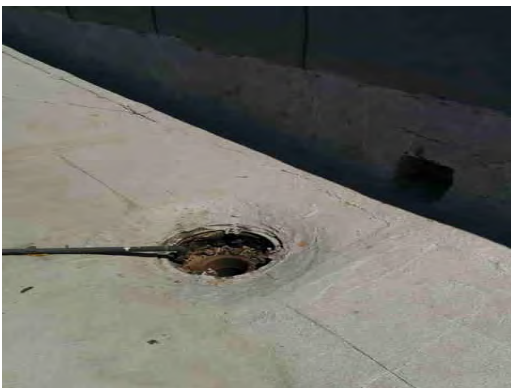
Bowie HS - Damaged Interior Wall 01



Bowie HS - Damaged Interior Wall 02



Bowie HS - Paved Play Area



Bowie HS - Roof Drain Missing Cover



Bowie HS - Site Signage



Bowie HS - Stained Ceiling Tiles



Bowie HS - Unsealed Penetration



Bowie HS - Weathered Roof



Facilities Feasibility Study
Bradley Elementary School Condition Assessment

Summary of Findings

The Bradley Elementary School Facility located at 5330 Sweetwater Drive in El Paso, Texas, was built in 1954. It comprises 57,891 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,101,615.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$9,427	.00%	\$9,427	.00%	\$0.00	\$0
01	Main Building	52,426	1954	\$2,092,188	22.30%	\$4,454,318	47.48%	\$39.91	\$2,362,130
02	Custodian Building	1,145	1954	\$0	.00%	\$0	.00%	\$0.00	\$0
276	Transportable-276	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
328	Transportable-328	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
335	Transportable-335	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
403	Transportable-0403	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
660	Transportable-660	864	1986	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		57,891		\$2,101,615	21.93%	\$4,463,745	46.57%	\$36.30	\$2,362,130

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$49,731	\$86,317	\$484,603	\$620,651
Roofing	\$638,289	-	-	-	-	\$638,289
Structural	-	-	-	-	-	\$0
Exterior	-	\$33,183	\$4,638	-	\$1,377	\$39,198
Interior	-	-	\$372,382	\$58,980	\$109,251	\$540,613
Mechanical	-	\$14,591	\$23,544	-	-	\$38,135
Electrical	-	\$165,726	\$21,876	\$12,397	-	\$200,000
Plumbing	-	-	\$149	\$21,357	-	\$21,506
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	\$3,225	-	\$3,225
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$638,289	\$213,500	\$472,320	\$182,276	\$595,231	\$2,101,615

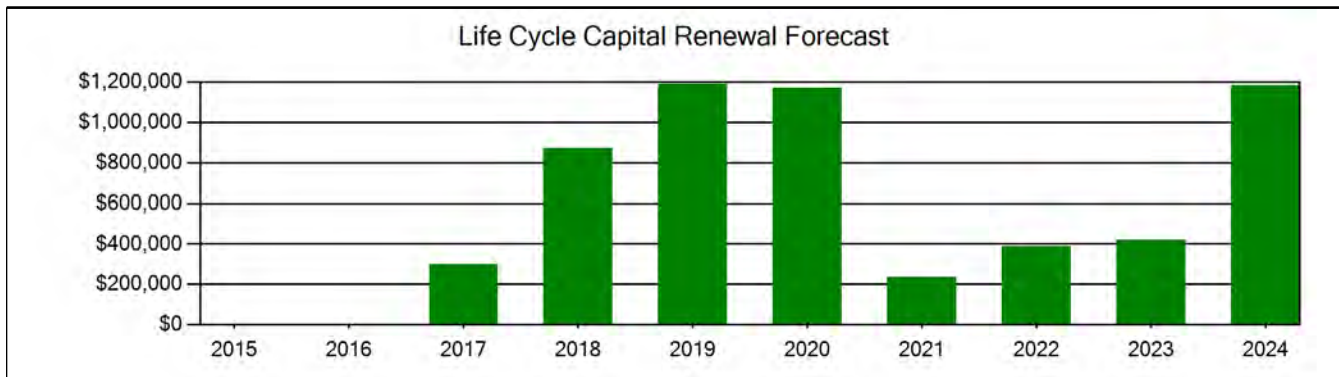
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	620,651	0	0	0	0	0	0	235,748	147,868	0	0	\$383,616	\$7.16
Roofing	638,289	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	39,198	0	0	513	0	0	69,301	0	0	0	682,566	\$752,380	\$14.04
Interior	540,613	0	0	6,541	155,260	0	362,555	0	31,300	234,610	1,634	\$791,900	\$14.78
Mechanical	38,135	0	0	0	94,843	349,167	725,323	0	111,350	0	500,527	\$1,781,210	\$33.25
Electrical	200,000	0	0	0	0	839,955	0	0	96,703	0	0	\$936,658	\$17.48
Plumbing	21,506	0	0	0	0	0	14,283	0	0	185,133	0	\$199,416	\$3.72
Fire and Life Safety	0	0	0	293,979	0	0	0	0	0	0	0	\$293,979	\$5.49
Technology	3,225	0	0	0	75,235	0	0	0	0	0	0	\$75,235	\$1.40
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	546,637	0	0	0	0	0	0	\$546,637	\$10.20
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,101,615	0	0	301,033	871,975	1,189,122	1,171,462	235,748	387,221	419,743	1,184,727	\$5,761,031	\$107.54



Bradley Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Bradley Elementary School facility has an overall FCI of 21.9%

The total current cost for all building deficiencies is \$2,101,615. There are \$9,427 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,362,130. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$9,585,459.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Bradley Elementary School Condition Assessment

Site Level Deficiencies

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Damaged And Should Be Replaced Note: Replace 2 wood pole lights with 2 flood light fixtures on each pole facing the parking lot.	Capital Renewal	2	Ea.	3	\$9,427	661
Sub Total for System		1	items		\$9,427	
Sub Total for School and Site Level		1	items		\$9,427	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	664
K Play Area Requires Replacement Note: 1 PLAY AREA IS VERY WORN. EAST END.	Capital Renewal	1	Ea.	3	\$49,731	639
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	11	Ea.	3	\$12,449	663
Asphalt Paving Is Damaged And Requires Replacement Note: MINOR POTHOLES	Capital Renewal	5	CAR	4	\$13,170	638
Exterior Basketball Goals Are Damaged And Require Replacement Note: REPLACE ALL BASKETBALL GOALS.	Deferred Maintenance	8	Ea.	4	\$63,203	641
Site Marquee Is Damaged And Requires Replacement Note: 8X10; MARQUEE IS WARPED.	Deferred Maintenance	1	Ea.	4	\$9,944	637
The Canopy Lighting Requires Replacement Note: Replace 1 light under the canopy in the main entrance of the school.	Deferred Maintenance	1	Ea.	4	\$2,279	662
Paved Play Requires Recoating And Resurfacing Note: REPAVE ALL BASKETBALL COURTS.	Deferred Maintenance	30,000	SF	5	\$484,603	640
Sub Total for System		8	items		\$649,208	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: Replace entire roof.	Capital Renewal	52,426	SF	1	\$638,289	660
Sub Total for System		1	items		\$638,289	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 15@4X2, SOME COURTYARD WINDOWS APPEAR WORN AND OR CORRODED.	Capital Renewal	120	SF	2	\$12,843	647
The Metal Exterior Door Requires Replacement Note: REPAINT INTERIOR SIDE OF ALL EXTERIOR DOORS, REPLACE 2 SOUTHWEST DOORS WITH DENTS.	Capital Renewal	4	Door	2	\$20,340	646
Exterior Metal Door Requires Repainting Note: 7X3, REPAINT INTERIOR SIDE OF ALL EXTERIOR DOORS.	Deferred Maintenance	5	Door	3	\$2,966	644
Exterior Metal Door Requires Repainting Note: REPAINT INTERIOR SIDE OF ALL EXTERIOR DOORS.	Deferred Maintenance	14	Door	3	\$1,240	645
The Exterior Requires Cleaning Note: REMNANTS OF GRAFFITTI NEAR FRONT.	Deferred Maintenance	600	SF Wall	5	\$1,377	642
Sub Total for System		5	items		\$38,765	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement Note: REPLACE LIBRARY CARPET.	Capital Renewal	2,600	SF	3	\$31,071	652
The Ceramic Tile Flooring Requires Replacement Note: REPLACE RESTROOM AND KITCHEN TILE.	Capital Renewal	5,200	SF	3	\$105,041	655
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE IN CAFETERIA, MOST OF HALLWAY, AND A FEW CLASSROOMS ESPECIALLY NORTHEAST PORTION OF CAMPUS.	Capital Renewal	13,000	SF	3	\$133,285	648
The Vinyl Composition Tile Requires Replacement Note: REPLACE IN CAFETERIA, MOST HALLWAY, MECH AND FEW CLASSROOMS.	Capital Renewal	7,800	SF	3	\$79,380	653
The Wood Exterior Door Requires Repainting Note: REPAINT INTERIOR SIDE OF ALL EXTERIOR DOORS.	Deferred Maintenance	1	Door	3	\$432	643
The Wood Flooring Requires Replacement Note: REPLACE STAGE	Capital Renewal	1,000	SF	3	\$23,606	654
Interior Ceramic Walls Require Repair Or Replacement Note: REPLACE AREAS OF HALLWAY CERAMIC ESPECIALLY AST BASE APPROX. 1-2' FROM FLOOR.	Capital Renewal	4,000	SF	4	\$56,977	651



Facilities Feasibility Study

Bradley Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Requires Repair Note: 750 WALL SF; REPLACE PARTITIONS IN MAIN HALLWAY SMALLER RESTROOMS.	Deferred Maintenance	3	Ea.	4	\$1,494	650
The Gypboard Ceilings Are Damaged And Requires Repair Note: REPAIR GYP IN CAFETERIA AND MECH.	Deferred Maintenance	60	SF	4	\$509	649
Interior Doors Require Repainting Note: 7X6; REPAINT METAL DOORS NEAR CAFETERIA.	Deferred Maintenance	9	Door	5	\$642	658
Interior Doors Require Repair Note: 101@7X3; REFINISH WOOD DOORS	Deferred Maintenance	101	Door	5	\$104,387	657
The Concrete Flooring Requires Repair or Repainting Note: REPAINT CONCRETE IN LARGE MECH ROOMS	Deferred Maintenance	500	SF	5	\$1,509	656
Vinyl/Fabric Wall Covering Requires Replacement Note: Replace in orchestra/choir	Capital Renewal	524	SF	5	\$2,713	659
Sub Total for System		13	items		\$541,045	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 75 KVA dry type electrical transformer.	Capital Renewal	1	Ea.	2	\$10,209	666
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,956	672
The Roof Condenser Requires Replacement Note: 2@2TONS	Capital Renewal	4	TonAC	2	\$14,591	677
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 3@8,000CFM	Capital Renewal	3	Ea.	3	\$18,821	678
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 1@4,000CFM	Capital Renewal	1	Ea.	3	\$4,723	679
Sub Total for System		5	items		\$56,301	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$24,143	668
The Electrical Disconnect Requires Replacement Note: Replace 41 disconnects for the evap coolers on the roof. 30AMPS N/F NEMA 3R	Capital Renewal	41	Ea.	2	\$80,089	671
The Motor Control Center Is Damaged And Should Be Replaced Note: 1 CONTROLLER @ 3 LOADS	Capital Renewal	1	Ea.	2	\$8,313	667
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	669
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2408
The Electrical Circuit Capacity Is Inadequate Note: 10@20AMPS	Functional Deficiency	10	EACH	4	\$10,118	670
Sub Total for System		6	items		\$143,851	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair Note: Repair exterior domestic water piping insulation and aluminum jacketing; outside classroom 209.	Deferred Maintenance	20	LF	3	\$149	682
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$6,263	681
The Class Room Lavatories Plumbing Fixtures Require Replacement Note: REPLACE FAUCETS.	Capital Renewal	4	Ea.	4	\$9,566	1427
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,527	680
Sub Total for System		4	items		\$21,506	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Satellite Antenna Is Damaged And Requires Replacement Note: Install complete system.	Deferred Maintenance	1	Ea.	4	\$3,225	665
Sub Total for System		1	items		\$3,225	
Sub Total for Building 01 - Main Building		43	items		\$2,092,188	
Total for Campus		44	items		\$2,101,615	



Facilities Feasibility Study

Bradley Elementary School Condition Assessment

Buildings with no reported deficiencies

02 - 02 - Custodian

276 - Transportable-276

328 - Transportable-328

335 - Transportable-335

403 - Transportable-0403

660 - Transportable-660

Bradley Elementary School Condition Assessment
Supporting Photos



Bradley ES - Bent Evap Panel



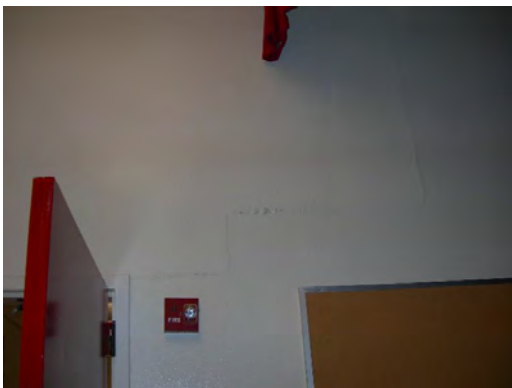
Bradley ES - Boiler Undergoing Repair



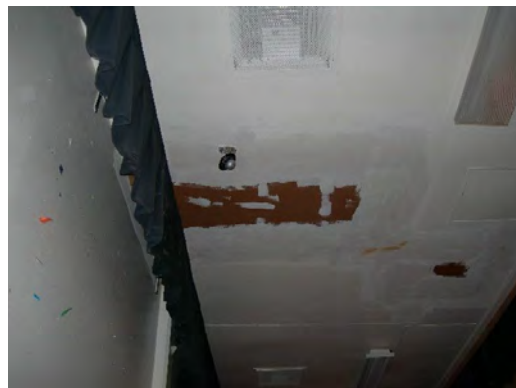
Bradley ES - Classroom



Bradley ES - Courtyard



Bradley ES - Crack in Interior Wall



Bradley ES - Damaged Ceiling at Stage



Bradley ES - Damaged Condenser Requires Replacement 01



Bradley ES - Damaged Condenser Requires Replacement 02



Bradley ES - Damaged Jacketing



Bradley ES - Damaged VCT Flooring



Bradley ES - Disabled Evap



Bradley ES - Exterior Requires Cleaning



Bradley ES - Front Elevation



Bradley ES - Front Entry



Bradley ES - Insulated Piping 01



Bradley ES - Insulated Piping 02



Bradley ES - Marquee



Bradley ES - Perforated Evap Duct



Bradley ES - Roof Condition 02



Bradley ES - Roof Condition 03



Bradley ES - Roof General Condition



Facilities Feasibility Study
Brown Middle School Condition Assessment

Summary of Findings

The Brown Middle School Facility located at 7820 Helen of Troy in El Paso, Texas, was built in 2007. It comprises 176,076 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$290,262.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$10,640	.00%	\$209,281	.00%	\$0.00	\$198,641
01	Main Building	168,850	2007	\$278,102	.92%	\$5,034,966	16.62%	\$1.65	\$4,756,864
02	Mechanical Building	3,770	2007	\$1,520	.00%	\$144,750	.00%	\$0.40	\$143,230
333	Transportable-333	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
675	Transportable-675	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
779	Transportable-779	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
795	Transportable-795	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		176,076		\$290,262	.96%	\$5,388,997	17.78%	\$1.65	\$5,098,735

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$10,640	-	\$10,640
Roofing	\$168,147	-	-	-	-	\$168,147
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	\$17,953	\$82,253	\$100,207
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$1,520	-	-	-	\$1,520
Plumbing	-	-	-	\$9,749	-	\$9,749
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$168,147	\$1,520	\$0	\$38,342	\$82,253	\$290,262

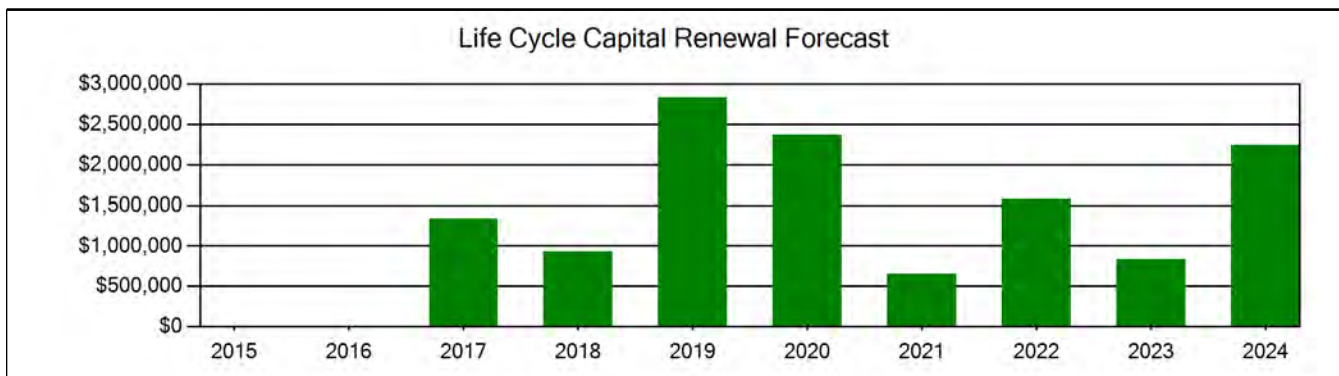
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	10,640	0	0	0	198,641	0	36,891	524,795	0	0	0	\$760,327	\$4.40
Roofing	168,147	0	0	0	0	0	0	0	0	0	543,817	\$543,817	\$3.15
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	4,573	0	126,638	0	0	\$131,211	\$0.76
Interior	100,207	0	0	1,314,760	644,721	68,016	0	62,338	569,886	826,508	2,156	\$3,488,385	\$20.21
Mechanical	0	0	0	0	79,190	15,759	61,067	0	34,821	0	1,695,628	\$1,886,465	\$10.93
Electrical	1,520	0	0	0	0	2,748,019	0	0	624,027	0	0	\$3,372,046	\$19.53
Plumbing	9,749	0	0	0	0	2,204	262,241	66,676	0	9,025	0	\$340,146	\$1.97
Fire and Life Safety	0	0	0	21,837	0	0	873,443	0	0	0	0	\$895,280	\$5.19
Technology	0	0	0	0	5,588	0	0	0	223,531	0	0	\$229,119	\$1.33
Conveyances	0	0	0	0	0	0	9,974	0	0	0	0	\$9,974	\$0.06
Specialties	0	0	0	0	0	0	1,123,621	0	0	0	0	\$1,123,621	\$6.51
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	290,262	0	0	1,336,597	928,140	2,833,998	2,371,810	653,809	1,578,903	835,533	2,241,601	\$12,780,391	\$74.04





Brown Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Brown Middle School facility has an overall FCI of 1.0%

The total current cost for all building deficiencies is \$290,262. There are \$10,640 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$5,098,735. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$30,303,510.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Brown Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace natural turf (grass) playfield Note: football fields; 54000 SF each	Deferred Maintenance	2	Ea.	4	\$10,640	4347
Sub Total for System		1	items		\$10,640	
Sub Total for School and Site Level		1	items		\$10,640	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement Note: main sloped roof (damaged); repair shingles at west and northwest ends	Capital Renewal	500	SF	1	\$2,803	4398
The Single-Ply Membrane Roof Covering Requires Replacement Note: parapet roof; at center and west - replace, bubbling, cracking, bad flashing	Capital Renewal	36,000	SF	1	\$165,343	4399
Sub Total for System		2	items		\$168,147	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement	Capital Renewal	4,000	SF	4	\$17,953	4396
Interior walls require repainting (Bldg SF) Note: scuff marks throughout	Capital Renewal	20,000	SF	5	\$62,338	4397
The Acoustical Ceilings Tiles Require Replacement Note: leak stains	Capital Renewal	4,000	SF	5	\$19,916	4395
Sub Total for System		3	items		\$100,207	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement Note: repair (shutoff)	Capital Renewal	4	Ea.	4	\$9,749	4400
Sub Total for System		1	items		\$9,749	
Sub Total for Building 01 - Main Building		6	items		\$278,102	

Building: 02 - Mechanical Building

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement Note: 30A N/F Disconnect for evap. cooler	Capital Renewal	1	Ea.	2	\$1,520	4401
Sub Total for System		1	items		\$1,520	
Sub Total for Building 02 - Mechanical Building		1	items		\$1,520	
Total for Campus		8	items		\$290,262	

Buildings with no reported deficiencies

333 - Transportable-333

675 - Transportable-675

779 - Transportable-779

795 - Transportable-795

Brown Middle School Condition Assessment
Supporting Photos



Brown MS - Bubbled Roofing 01



Brown MS - Bubbled Roofing 02



Brown MS - Classroom Cabinetry



Brown MS - Classroom



Brown MS - Cooling Tower



Brown MS - Corroded Tower Panels



Brown MS - Crack at Roof



Brown MS - Damaged Ceiling Tiles



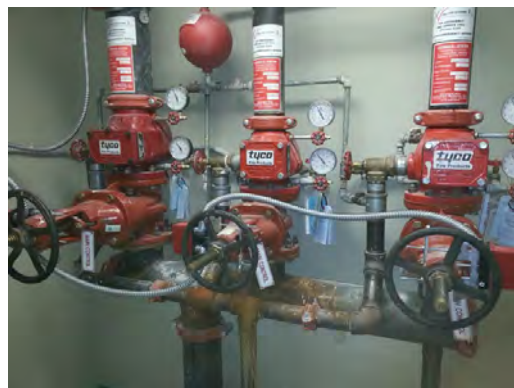
Brown MS - Damaged Grid Ceiling



Brown MS - Exterior Finishes



Brown MS - Exterior



Brown MS - Fire Riser



Brown MS - Front Entry



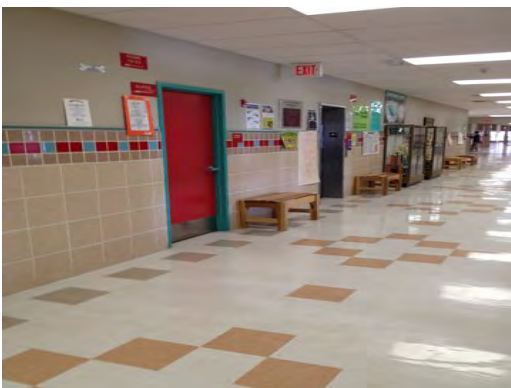
Brown MS - Gyn Exposed Deck Ceiling



Brown MS - Gym Exterior



Brown MS - Gym Furnace



Brown MS - Hallway General Finishes



Brown MS - Library 01



Brown MS - Library 02



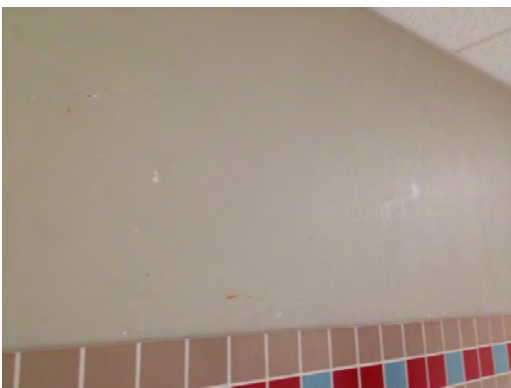
Brown MS - Main Shingle Roof 01



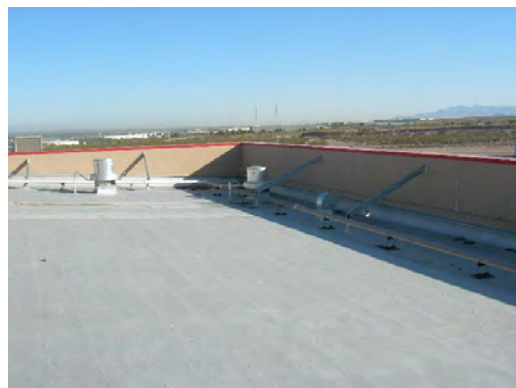
Brown MS - Main Shingle Roof 02



Brown MS - Missing Ceiling Tiles in Library



Brown MS - Paint Chipped on Hall Walls



Brown MS - Parapet Roof Condition 01



Brown MS - Restroom Finishes



Brown MS - Stained Ceiling Tiles



Brown MS - Weathered Parapet Roof 02



Brown MS - Weathered Parapet Roof



Brown MS - Weightroom



Facilities Feasibility Study
Burges High School Condition Assessment

Summary of Findings

The Burges High School Facility located at 7800 Edgemere in El Paso, Texas, was built in 1957. It comprises 250,390 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$14,261,436.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,835,471	.00%	\$2,655,463	.00%	\$0.00	\$819,992
01	ROTC Building	5,731	1970	\$283,683	28.06%	\$483,014	47.77%	\$49.50	\$199,331
02	Auxiliary Gym Building	10,408	1970	\$377,331	20.55%	\$702,817	38.28%	\$36.25	\$325,486
03	Art/Technology Building	5,128	1965	\$174,264	19.26%	\$346,607	38.31%	\$33.98	\$172,343
04	Classroom Building	20,627	1975	\$1,041,814	28.63%	\$1,763,251	48.45%	\$50.51	\$721,437
05	Cafeteria Building	14,269	1960	\$429,059	17.04%	\$1,261,137	50.10%	\$30.07	\$832,078
06	Field House	8,476	1957	\$201,894	13.50%	\$470,562	31.47%	\$23.82	\$268,668
07	Modern Dance Building	8,168	1975	\$568,157	39.43%	\$773,204	53.66%	\$69.56	\$205,047
08	Multi-Purpose Building	5,022	1990	\$144,312	16.29%	\$300,940	33.97%	\$28.74	\$156,628
09	Library Building	10,776	1975	\$234,585	12.34%	\$599,889	31.55%	\$21.77	\$365,304
11	Classroom Building	20,284	1970	\$1,231,691	34.42%	\$2,045,939	57.17%	\$60.72	\$814,248
12	Science Building	17,341	2011	\$145,006	4.74%	\$212,352	6.94%	\$8.36	\$67,346
13	Concessions Building	1,994	1957	\$0	.00%	\$0	.00%	\$0.00	\$0
14	Press Box	669	1957	\$0	.00%	\$0	.00%	\$0.00	\$0
Main	Main Building	115,449	1957	\$7,594,170	37.29%	\$13,421,189	65.90%	\$65.78	\$5,827,019
280	Transportable-280	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
366	Transportable-366	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
606	Transportable-606	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
704	Transportable-704	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
717	Transportable-717	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
721	Transportable-721	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
764	Transportable-764	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		250,390		\$14,261,436	33.45%	\$25,036,363	58.72%	\$56.96	\$10,774,927

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$254,914	-	\$1,561,702	\$1,816,617
Roofing	\$1,170,737	\$97,582	\$4,838	-	-	\$1,273,158
Structural	-	-	-	-	-	\$0
Exterior	-	\$2,341,588	\$121,871	\$11,936	\$172,302	\$2,647,697
Interior	-	\$778,320	\$3,865,714	\$449,309	\$154,645	\$5,247,987



Facilities Feasibility Study
Burges High School Condition Assessment

Mechanical	-	\$204,495	\$1,197,729	\$5,996	\$7,222	\$1,415,442
Electrical	-	\$504,076	\$91,815	\$124,026	-	\$719,918
Plumbing	-	\$1,633	\$868,865	\$40,608	-	\$911,106
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	\$1,023	\$1,023
Specialties	-	-	-	\$195,731	\$32,758	\$228,489
Other	-	-	-	-	-	\$0
Total	\$1,170,737	\$3,927,694	\$6,405,747	\$827,606	\$1,929,652	\$14,261,436

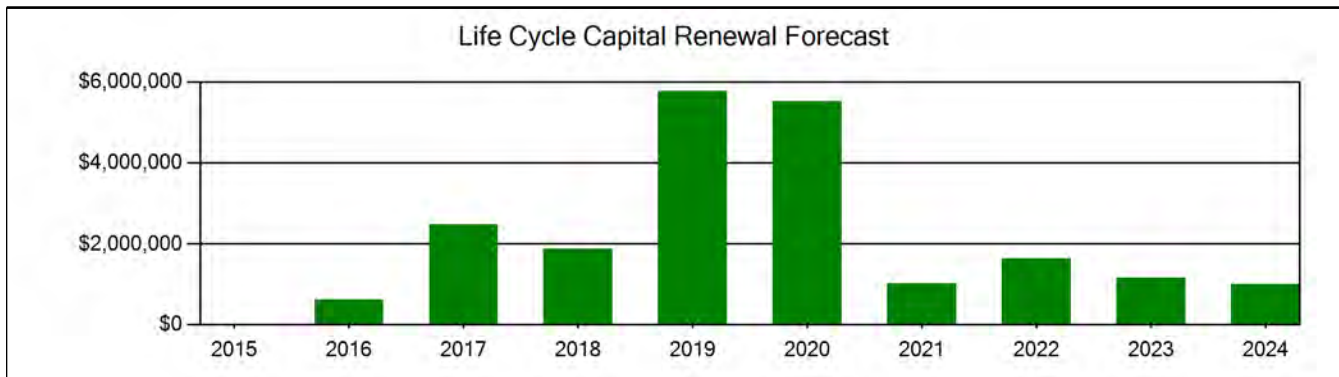
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,816,617	0	0	819,992	0	0	0	0	604,401	0	0	\$1,424,393	\$5.83
Roofing	1,273,158	0	87,994	167,411	440,170	0	0	564,256	0	0	133,262	\$1,393,093	\$5.70
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	2,647,697	0	0	163,808	20,188	284,962	53,901	303,986	592,504	0	368	\$1,419,717	\$5.81
Interior	5,247,987	0	541,979	150,087	777,372	21,049	339,560	148,731	190,056	689,023	150,048	\$3,007,905	\$12.31
Mechanical	1,415,442	0	0	0	340,100	1,909,123	2,555,736	0	233,481	0	284,353	\$5,322,793	\$21.78
Electrical	719,918	0	0	0	0	3,307,978	0	0	0	0	216,381	\$3,524,359	\$14.42
Plumbing	911,106	0	0	20,366	11,825	256,805	891,445	8,603	0	481,408	1,632	\$1,672,084	\$6.84
Fire and Life Safety	0	0	0	1,157,493	0	0	75,732	0	0	0	0	\$1,233,225	\$5.05
Technology	0	0	0	0	296,225	0	0	0	19,381	0	0	\$315,606	\$1.29
Conveyances	1,023	0	0	0	0	0	172,629	0	0	0	220,667	\$393,296	\$1.61
Specialties	228,489	0	0	0	0	0	1,433,458	0	0	0	0	\$1,433,458	\$5.87
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	14,261,436	0	629,973	2,479,157	1,885,880	5,779,917	5,522,461	1,025,576	1,639,823	1,170,431	1,006,711	\$21,139,929	\$86.52





Burgess High School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Burgess High School facility has an overall FCI of 33.4%

The total current cost for all building deficiencies is \$14,261,436. There are \$1,835,471 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$10,774,927. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$42,637,008.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Burgess High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Location: Main Bldg	Capital Renewal	21,000	SF	3	\$254,914	3871
Paved Play Requires Recoating And Resurfacing Location: Main Bldg	Deferred Maintenance	81,000	SF	5	\$1,018,294	3874
Play Field Requires Repair Location: Main Bldg	Deferred Maintenance	65,000	SF	5	\$543,408	3873
Sub Total for System		3	items		\$1,816,617	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Pole Lighting Is Damaged And Should Be Replaced Location: Main Bldg	Capital Renewal	4	Ea.	3	\$18,854	3996
Sub Total for System		1	items		\$18,854	
Sub Total for School and Site Level		4	items		\$1,835,471	

Building: 01 - ROTC

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$1,762	3085
The Canopy Lighting Requires Replacement	Deferred Maintenance	2	Ea.	4	\$3,547	3084
Sub Total for System		2	items		\$5,309	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	5,731	SF	1	\$77,700	3079
Sub Total for System		1	items		\$77,700	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Replace west metal doors	Capital Renewal	2	Door	2	\$7,915	3069
The Wood Window Is Damaged And Requires Replacement Note: Replace all east exterior windows	Capital Renewal	255	SF	2	\$37,125	3072
Exterior Metal Door Requires Repainting Note: Repaint non-replaced metal doors	Deferred Maintenance	3	Door	3	\$414	3070
The Brick Exterior Requires Repair Note: Repair brick and mortar overall	Deferred Maintenance	800	SF Wall	3	\$9,266	3067
The Exterior Requires Painting Note: Repaint concrete trim	Capital Renewal	400	SF Wall	5	\$1,256	3066
Sub Total for System		5	items		\$55,976	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: Replace all doors except metal doors to Armory and Storage	Capital Renewal	6	Door	3	\$12,982	3077
The Suspended Ceiling Grid and Tiles Require Replacement Note: Replace all ceiling tile except north storage	Capital Renewal	4,872	SF	3	\$38,875	3074
The Vinyl Composition Tile Requires Replacement Note: East half of building	Capital Renewal	2,866	SF	3	\$22,699	3076
Interior CMU Walls Require Repainting Note: All walls except office	Capital Renewal	10,000	SF	4	\$16,795	3075
Interior Doors Require Repainting Note: Repaint Armory and Storage Doors	Deferred Maintenance	2	Door	5	\$111	3078
Sub Total for System		5	items		\$91,462	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	2	\$9,646	3081
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$12,821	3082
Ductwork Is Damaged And Should Be Repaired	Deferred Maintenance	12	LF	4	\$39	3080
Sub Total for System		3	items		\$22,506	



Facilities Feasibility Study

Burgess High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	3086
Sub Total for System		1	items		\$5,228	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,151	3083
Sub Total for System		1	items		\$2,151	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting Note: Repaint lockers - 6' tall	Deferred Maintenance	1,008	Ea.	5	\$23,351	2290
Sub Total for System		1	items		\$23,351	
Sub Total for Building 01 - ROTC		19	items		\$283,683	

Building: 02 - Auxiliary Gym

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$17,020	3156
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$13,787	3178
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	10	Ea.	3	\$8,808	3155
Sub Total for System		3	items		\$39,615	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: Repaint all exterior doors	Deferred Maintenance	10	Door	3	\$1,378	3135
The Exterior Requires Painting Note: Repaint concrete trim	Capital Renewal	1,000	SF Wall	5	\$3,140	3134
Sub Total for System		2	items		\$4,518	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Replace in gym	Capital Renewal	8,847	SF	3	\$70,592	3136
The Vinyl Composition Tile Requires Replacement Note: South end of gym	Capital Renewal	1,041	SF	3	\$8,245	3140
Acoustical Wall Panel is Beyond Useful Life Note: Replace acoustical wall panel at upper half of wall Location: Main Gymnasium	Capital Renewal	4,500	SF	4	\$158,683	2299
Interior CMU Walls Require Repainting Note: Repaint all CMU walls in gym, lockers, and storage	Capital Renewal	7,000	SF	4	\$11,756	3138
Interior Toilet Partition Requires Repair	Deferred Maintenance	3	Ea.	4	\$1,163	3139
Interior Doors Require Repainting Note: Repaint all interior doors	Deferred Maintenance	8	Door	5	\$444	3141
The Gypboard Ceilings Are Damaged And Requires Repainting Note: Gym restrooms	Deferred Maintenance	209	SF	5	\$508	3137
Sub Total for System		7	items		\$251,392	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	3157
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	6	Ea.	3	\$29,295	3151
Duct Register Requires Replacement	Deferred Maintenance	14	Ea.	5	\$3,712	3149
Sub Total for System		3	items		\$38,434	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,868	3158
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$14,250	3159
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	3160
Sub Total for System		3	items		\$39,346	



Facilities Feasibility Study

Burgess High School Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$4,026	3153
	Sub Total for System	1	items		\$4,026	
	Sub Total for Building 02 - Auxiliary Gym	19	items		\$377,331	

Building: 03 - Art and Technology

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	3	\$1,132	3216
	Sub Total for System	1	items		\$1,132	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Downspouts Require Replacement	Deferred Maintenance	40	LF	3	\$2,107	3209
	Sub Total for System	1	items		\$2,107	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	10	Door	3	\$1,771	3195
Note: Repaint all exterior doors						
The Brick Exterior Requires Repair	Deferred Maintenance	450	SF Wall	3	\$6,697	3193
Note: Repair mortar and damage at SW corner and at small spots overall						
	Sub Total for System	2	items		\$8,468	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	4,616	SF	3	\$46,976	3204
Note: Replace all VCT flooring						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	200	SF Wall	4	\$4,324	3201
Note: Repair walls in Restroom X186						
Interior CMU Walls Require Repainting	Capital Renewal	6,500	SF	4	\$14,027	3199
Note: Repaint CMU walls						
Interior Doors Require Repainting	Deferred Maintenance	4	Door	5	\$285	3207
Note: Repaint doors at room 191						
	Sub Total for System	4	items		\$65,613	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$62,426	3210
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,974	3217
	Sub Total for System	2	items		\$69,400	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	3220
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3223
	Sub Total for System	2	items		\$10,098	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Water Heater Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$1,633	3211
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,587	3214
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,073	3215
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	3212
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,825	3213
	Sub Total for System	5	items		\$11,882	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	20	LF	4	\$5,565	3208
Note: Replace cabinets in Shop X182						
	Sub Total for System	1	items		\$5,565	
	Sub Total for Building 03 - Art and Technology	18	items		\$174,264	



Facilities Feasibility Study

Burgess High School Condition Assessment

Building: 04 - 04 - Classrooms

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$4,404	3318
The Canopy Lighting Requires Replacement	Deferred Maintenance	3	Ea.	4	\$5,321	3317
Sub Total for System		2	items		\$9,725	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	3,348	SF	2	\$487,430	3304
Note: Replace all wood windows						
Exterior Metal Door Requires Repainting	Deferred Maintenance	7	Door	3	\$965	3303
Glass Block Requires Replacement	Capital Renewal	75	SF	4	\$4,399	3302
Note: Replace broken glass block by NW corner, 2nd floor hall						
The Exterior Requires Painting	Capital Renewal	5,000	SF Wall	5	\$15,699	3300
Note: Repaint all exterior concrete						
Sub Total for System		4	items		\$508,493	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	53	Door	3	\$114,677	3309
Note: All interior wood doors						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	13,408	SF	3	\$106,985	3306
Note: Classrooms						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,157	SF	3	\$41,149	3307
Note: Hallways and offices						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	16,090	SF	3	\$127,436	3308
Note: Classrooms, offices and lounges						
Sub Total for System		4	items		\$390,248	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	16	Ea.	3	\$102,571	3311
Sub Total for System		1	items		\$102,571	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$10,489	3320
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$3,097	3322
Sub Total for System		2	items		\$13,586	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair	Deferred Maintenance	12	LF	3	\$70	3316
Note: Outside drainage						
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$3,227	3315
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,151	3314
Sub Total for System		3	items		\$5,447	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	20	LF	4	\$4,331	3310
Note: Classroom 148 and Lounge X103						
The Metal Student Lockers Require Repainting	Deferred Maintenance	320	Ea.	5	\$7,413	2291
Note: Repaint lockers - 6' tall						
Sub Total for System		2	items		\$11,744	
Sub Total for Building 04 - 04 - Classrooms		18	items		\$1,041,814	

Building: 05 - Cafeteria

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	3	Ea.	3	\$3,395	3380
The Canopy Lighting Requires Replacement	Deferred Maintenance	6	Ea.	4	\$13,674	3378
Sub Total for System		2	items		\$17,069	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	120	LF	2	\$4,117	3368



Facilities Feasibility Study

Burgess High School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	50	LF	2	\$790	3370
Sub Total for System		2	items		\$4,907	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	609	SF	2	\$113,926	3350
Exterior Metal Door Requires Repainting	Deferred Maintenance	15	Door	3	\$2,657	3349
Note: Repaint all exterior doors						
The Exterior Requires Painting	Capital Renewal	400	SF Wall	5	\$1,614	3348
Note: Paint exterior concrete trim						
Sub Total for System		3	items		\$118,196	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	9	Door	3	\$25,022	3365
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	143	SF	3	\$2,889	3364
Note: Damage in office, restrooms and kitchen						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,708	SF	3	\$58,522	3354
Note: Kitchen, cafeteria, lounge						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	9,989	SF	3	\$101,657	3363
Note: Cafeteria, lounge, locker room						
Interior Toilet Partition Requires Repair	Deferred Maintenance	2	Ea.	4	\$996	3359
Note: Cafeteria restrooms						
Interior Doors Require Repainting	Deferred Maintenance	5	Door	5	\$357	3366
Note: Paint doors between kitchen and cafeteria						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	2,500	SF Wall	5	\$9,560	3358
Note: Locker room and office						
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	286	SF	5	\$893	3356
Note: Locker rooms						
Sub Total for System		8	items		\$199,895	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$3,099	3389
Steam/HW Unit Heater Requires Replacement	Capital Renewal	7	Ea.	3	\$8,667	3390
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	9	Ea.	3	\$42,509	3372
Sub Total for System		3	items		\$54,275	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	3381
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	3382
Sub Total for System		2	items		\$20,195	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	1	Ea.	3	\$11,012	3376
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,825	3375
Sub Total for System		2	items		\$13,837	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting	Deferred Maintenance	23	Ea.	5	\$685	2292
Note: Repaint lockers - 6' tall						
Sub Total for System		1	items		\$685	
Sub Total for Building 05 - Cafeteria		23	items		\$429,059	

Building: 06 - Field House

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	6	Ea.	3	\$6,790	3409
The Canopy Lighting Requires Replacement	Deferred Maintenance	1	Ea.	4	\$2,279	3408
Sub Total for System		2	items		\$9,069	



Facilities Feasibility Study

Burgess High School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement Note: Replace all windows in original building	Capital Renewal	81	SF	2	\$15,153	3392
Exterior Metal Door Requires Repainting Note: Repaint all exterior doors	Deferred Maintenance	7	Door	3	\$1,240	3391
Sub Total for System		2	items		\$16,392	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement Note: Locker areas	Capital Renewal	3,501	SF	3	\$41,838	3394
The Ceramic Tile Flooring Requires Replacement Note: Damage in west restroom area	Capital Renewal	100	SF	3	\$2,020	3396
The Vinyl Composition Tile Requires Replacement Note: Addition offices and training area	Capital Renewal	779	SF	3	\$7,928	3395
Interior Doors Require Repainting Note: All interior doors	Deferred Maintenance	13	Door	5	\$927	3397
The Acoustical Ceilings Tiles Require Replacement Note: Locker areas, office, entrance hall	Capital Renewal	3,891	SF	5	\$24,893	3393
Sub Total for System		5	items		\$77,606	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	2	Ea.	2	\$22,085	3398
Repair HVAC Piping	Deferred Maintenance	300	LF	3	\$19,743	3401
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	5	Ea.	3	\$23,616	3400
Sub Total for System		3	items		\$65,444	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3411
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$10,118	3412
Sub Total for System		2	items		\$13,477	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair	Deferred Maintenance	40	LF	3	\$298	3406
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$8,293	3402
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	3423
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$5,650	3424
The Showers Plumbing Fixtures Are Damaged And Should Be Repaired	Deferred Maintenance	4	Ea.	4	\$1,591	3404
Sub Total for System		5	items		\$18,595	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting Note: Repaint lockers - 6' tall	Deferred Maintenance	44	Ea.	5	\$1,310	2294
Sub Total for System		1	items		\$1,310	
Sub Total for Building 06 - Field House		20	items		\$201,894	

Building: 07 - Modern Dance

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$4,404	3747
Sub Total for System		1	items		\$4,404	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement Note: 7x3	Capital Renewal	630	SF	2	\$91,721	3701
The Wood Window Is Damaged And Requires Replacement Note: 5x3	Capital Renewal	285	SF	2	\$41,493	3702
The Wood Window Is Damaged And Requires Replacement Note: 5x5	Capital Renewal	50	SF	2	\$7,279	3703
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	4	Door	3	\$551	3700
Sub Total for System		4	items		\$141,044	



Facilities Feasibility Study

Burgess High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	13	Door	2	\$25,619	3709
Interior Doors Require Replacement	Capital Renewal	13	Door	3	\$28,128	3708
Note: 7x3						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	6,372	SF	3	\$50,468	3707
The Wood Exterior Door Requires Repainting	Deferred Maintenance	2	Door	3	\$673	3699
Note: 7x3						
Acoustical Wall Panels Require Replacement	Deferred Maintenance	1,500	SF	4	\$8,994	3706
Interior Gypboard Walls Require Repainting	Deferred Maintenance	5,500	SF Wall	5	\$16,369	3705
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	6,126	SF	5	\$30,501	3704
Sub Total for System		7	items		\$160,751	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement	Capital Renewal	8,168	LF	3	\$150,944	3725
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	3	\$14,704	3729
Note: 4500 CFM						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	3	Ea.	3	\$11,028	3730
Note: 5500 CFM						
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	8,168	SF	3	\$37,730	3735
Duct Register Requires Replacement	Deferred Maintenance	1	Ea.	5	\$265	3726
Sub Total for System		5	items		\$214,670	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3749
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	3754
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	5	EACH	4	\$3,937	3758
Note: 5@20 Amps						
Sub Total for System		3	items		\$19,116	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	50	LF	4	\$10,828	3710
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	15	LF	4	\$1,143	3711
The Metal Student Lockers Require Replacement	Capital Renewal	24	Ea.	4	\$16,200	3723
Sub Total for System		3	items		\$28,172	
Sub Total for Building 07 - Modern Dance		23	items		\$568,157	

Building: 08 - Multipurpose Center

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$4,404	3823
The Canopy Lighting Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,774	3821
Sub Total for System		2	items		\$6,177	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	6	Door	3	\$827	3806
Note: 7x3						
Sub Total for System		1	items		\$827	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,022	SF	3	\$40,072	3807
The Vinyl Composition Tile Requires Replacement	Capital Renewal	3,516	SF	3	\$27,848	3809
Interior Doors Require Repainting	Deferred Maintenance	14	Door	5	\$777	3810
Note: 7x3						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	8,000	SF Wall	5	\$23,809	3808
Sub Total for System		4	items		\$92,505	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,945	3824
Sub Total for System		1	items		\$7,945	



Facilities Feasibility Study

Burgess High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3826
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$11,245	3827
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	3828
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	5	EACH	4	\$3,937	3825
Note: 5@20 Amps						
		Sub Total for System		4 items	\$30,360	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$6,497	3811
		Sub Total for System		1 items	\$6,497	
		Sub Total for Building 08 - Multipurpose Center		13 items	\$144,312	

Building: 09 - Library

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$4,404	3848
		Sub Total for System		1 items	\$4,404	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	10,776	SF	1	\$146,100	3841
		Sub Total for System		1 items	\$146,100	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	400	SF Wall	2	\$36,895	3830
Note: E.I.F.S.						
		Sub Total for System		1 items	\$36,895	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	8	Door	3	\$1,103	3831
Note: 7x3						
The Exterior Requires Painting	Capital Renewal	1,000	SF Wall	5	\$3,140	3829
		Sub Total for System		2 items	\$4,243	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	1,078	SF	3	\$10,026	3834
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,078	SF	3	\$8,602	3832
Interior CMU Walls Require Repainting	Capital Renewal	1,000	SF	4	\$1,680	3833
Interior Doors Require Repainting	Deferred Maintenance	6	Door	5	\$333	3835
Note: 7x3						
		Sub Total for System		4 items	\$20,640	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3851
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	3852
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	3854
		Sub Total for System		3 items	\$22,303	
		Sub Total for Building 09 - Library		12 items	\$234,585	

Building: 11 - Classrooms

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	8	Ea.	3	\$7,046	4091
The Canopy Lighting Requires Replacement	Deferred Maintenance	2	Ea.	4	\$3,547	4090
		Sub Total for System		2 items	\$10,593	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	20,284	SF	1	\$275,009	4062
Edge Metal Requires Replacement	Deferred Maintenance	800	LF	2	\$21,679	4064



Facilities Feasibility Study

Burgess High School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,378	4063
Note: 3x5						
Sub Total for System		3	items		\$298,066	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	8	Door	3	\$1,103	4046
The Brick Exterior Requires Repair	Deferred Maintenance	400	SF Wall	3	\$4,633	4044
The Exterior Requires Painting	Capital Renewal	4,000	SF Wall	5	\$12,559	4042
Sub Total for System		3	items		\$18,295	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	71	Door	2	\$139,918	4053
Interior Doors Require Replacement	Capital Renewal	71	Door	3	\$153,624	4051
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	19,270	SF	3	\$153,759	4048
The Vinyl Composition Tile Requires Replacement	Capital Renewal	15,213	SF	3	\$120,490	4050
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	800	SF Wall	4	\$13,462	4049
Interior Doors Require Repainting	Deferred Maintenance	1	Door	5	\$56	4052
Interior Gypboard Walls Require Repainting	Deferred Maintenance	2,029	SF Wall	5	\$6,039	4061
Sub Total for System		7	items		\$587,347	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	10	Ea.	2	\$85,937	4069
The 4 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	4	Ea.	3	\$145,283	4068
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	13	Ea.	3	\$28,756	4075
Note: 4500 CFM						
Ductwork Is Damaged And Should Be Repaired	Deferred Maintenance	300	LF	4	\$5,544	4071
Duct Cleaning Required	Deferred Maintenance	800	SF	5	\$594	4070
Duct Register Requires Replacement	Deferred Maintenance	10	Ea.	5	\$2,651	4072
Sub Total for System		6	items		\$268,765	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	4093
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	5	EACH	4	\$3,937	4094
Note: 5@20 Amps						
Sub Total for System		2	items		\$9,166	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	13	Ea.	3	\$26,171	4079
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$6,454	4081
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$2,437	4077
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	4	\$4,397	4078
Sub Total for System		4	items		\$39,459	
Sub Total for Building 11 - Classrooms		27	items		\$1,231,691	

Building: 12 - Science

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	12	Ea.	3	\$10,569	4104
The Canopy Lighting Requires Replacement	Deferred Maintenance	3	Ea.	4	\$5,321	4103
Sub Total for System		2	items		\$15,890	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	10	Door	3	\$1,378	4096
Note: 7x3						
Sub Total for System		1	items		\$1,378	



Facilities Feasibility Study

Burgess High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	16,128	SF	3	\$127,737	4097
	Sub Total for System	1	items		\$127,737	
	Sub Total for Building 12 - Science	4	items		\$145,006	

Building: Main - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$67,076	4001
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	14	Ea.	3	\$15,844	4000
The Canopy Lighting Requires Replacement	Deferred Maintenance	19	Ea.	4	\$43,300	3999
	Sub Total for System	3	items		\$126,221	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement	Capital Renewal	11,000	SF	1	\$255,810	3948
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	12,115	SF	1	\$147,501	3946
Location: Gym						
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	600	SF	1	\$7,305	3947
Location: West Class Wing						
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	15,000	SF	1	\$261,313	3945
Location: Gym						
Edge Metal Is Damaged And Requires Replacement	Deferred Maintenance	1,050	LF	2	\$59,915	3958
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	300	LF	2	\$10,292	3956
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	50	LF	2	\$790	3957
Strainers Are Missing And Needed	Deferred Maintenance	1	Ea.	3	\$1,354	3959
	Sub Total for System	8	items		\$744,279	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	1,911	SF	2	\$357,491	3888
Note: 91@7x3						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	4,896	SF	2	\$915,894	3892
Note: 272@6x3						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	968	SF	2	\$181,084	3893
Note: 121@4x2						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	10	Ea.	3	\$34,065	3886
Exterior Metal Door Requires Repainting	Deferred Maintenance	48	Door	3	\$8,501	3885
Note: 7x3						
The Brick Exterior Requires Repair	Deferred Maintenance	3,000	SF Wall	3	\$44,649	3877
Glass Block Requires Replacement	Capital Renewal	100	SF	4	\$7,537	3881
The Exterior Requires Cleaning	Deferred Maintenance	50,000	SF Wall	5	\$114,722	3875
The Exterior Requires Painting	Capital Renewal	5,000	SF Wall	5	\$20,172	3876
	Sub Total for System	9	items		\$1,684,115	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	242	Door	2	\$612,783	3914
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	10	Door	2	\$48,183	3883
Note: 7x3						
Interior Doors Require Replacement	Capital Renewal	242	Door	3	\$672,811	3911
Note: 7x3						
The Carpet Flooring Requires Replacement	Capital Renewal	1,154	SF	3	\$13,791	3904
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	79,660	SF	3	\$816,728	3896
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,773	SF	3	\$59,189	3897
The Vinyl Composition Tile Requires Replacement	Capital Renewal	73,888	SF	3	\$751,949	3906
Acoustical Wall Panels Require Replacement	Deferred Maintenance	3,000	SF	4	\$23,113	3903
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	500	SF Wall	4	\$10,811	3943
Interior Toilet Partition Requires Repair	Deferred Maintenance	3	Ea.	4	\$1,494	3900
The Gypboard Ceilings Are Damaged And Requires Replacement	Capital Renewal	2,964	SF	4	\$17,706	3898
The Terrazzo Flooring Requires Repair	Deferred Maintenance	2,308	SF	4	\$100,195	3910
The Wood Flooring Requires Repair	Deferred Maintenance	4,618	SF	4	\$64,109	3908
Interior Doors Require Repainting	Deferred Maintenance	4	Door	5	\$285	3913
Note: 7x3						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	9,500	SF Wall	5	\$36,329	3899



Facilities Feasibility Study

Burgess High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Moveable Partitions Require Repair	Deferred Maintenance	300	SF	5	\$2,170	3919
Sub Total for System		16	items		\$3,231,646	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Capital Renewal	1	Ea.	2	\$21,303	3960
Abandoned Equipment needs to be removed	Deferred Maintenance	1	Ea.	3	\$1,406	3963
Note: Roof Top Unit						
Steam/HW Unit Heater Requires Replacement	Capital Renewal	31	Ea.	3	\$38,383	3981
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	16	Ea.	3	\$197,695	3962
Note: 4500 CFM						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	8	Ea.	3	\$22,738	3985
Note: 4000 CFM						
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	85	Ea.	3	\$91,716	3979
The Make Up Air Equipment Requires Replacement	Capital Renewal	14	Ea.	3	\$211,110	3980
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	115,449	SF	3	\$7,014	3966
Ductwork Is Damaged And Should Be Repaired	Deferred Maintenance	100	LF	4	\$413	3961
Sub Total for System		9	items		\$591,778	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$36,236	4003
The Panelboard Requires Replacement	Capital Renewal	13	Ea.	2	\$43,667	4005
The Panelboard Requires Replacement	Capital Renewal	14	Ea.	2	\$94,341	4006
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$24,857	4007
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	4008
Note: 120/208 600A						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	4009
Note: 120/208 1200A						
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	20	EACH	4	\$20,237	4004
Note: 20@20Amps						
Sub Total for System		7	items		\$248,234	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	115,449	SF	3	\$792,214	3967
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3	\$12,440	3965
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	4	Ea.	4	\$11,055	3964
Sub Total for System		3	items		\$815,708	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Sump Requires Draining And Cleaning	Deferred Maintenance	1	Ea.	5	\$1,023	3968
Sub Total for System		1	items		\$1,023	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	130	LF	4	\$36,175	3915
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	20	LF	4	\$1,959	3918
The Metal Student Lockers Require Replacement	Capital Renewal	98	Ea.	4	\$85,000	3944
The Upper Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$7,217	3916
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	80	LF	4	\$20,816	3917
Sub Total for System		5	items		\$151,166	
Sub Total for Building Main - Main Building		61	items		\$7,594,170	
Total for Campus		261	items		\$14,261,436	



Facilities Feasibility Study
Burgess High School Condition Assessment

Buildings with no reported deficiencies

- 13 - Concessions
- 14 - Pressbox
- 280 - Transportable-280
- 366 - Transportable-366
- 606 - Transportable-606
- 704 - Transportable-704
- 717 - Transportable-717
- 721 - Transportable-721
- 764 - Transportable-764

Burgess High School Condition Assessment
Supporting Photos



Burgess - Building 12 Heating Pumps



Burgess - Replace Foot Valve



Burgess - Classroom



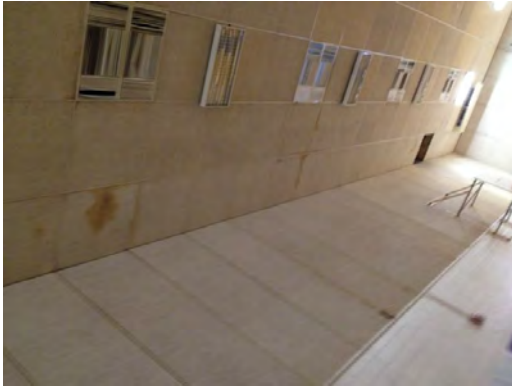
Burgess - Aged Lavatory Fixtures



Burgess - Aged Water Cooler



Burgess - Auditorium



Burgess - Aux Gym Ceiling



Burgess - Aux Gym Interior



Burgess - Backflow and Post Indicator



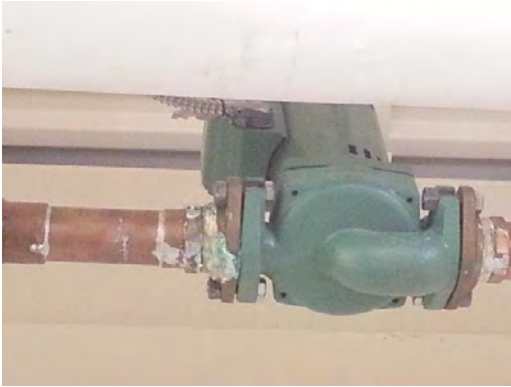
Burgess - Backflow Enclosures Missing Doors



Burgess - Backflow for Irrigation



Burgess - Bad Furnace, Evap Combo



Burgess - Building 12 Heating Pump Leaking



Burgess - Building 12 Rooftop Equipment



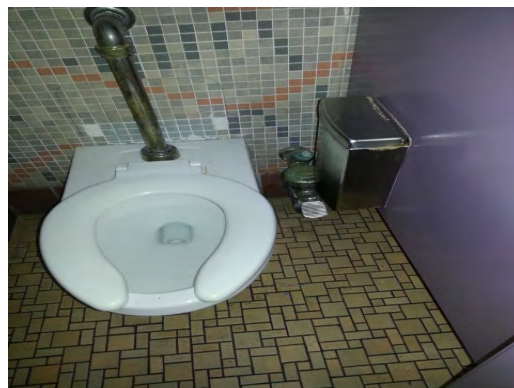
Burgess - Building Sigance



Burgess - Damaged Air Diffusers



Burgess - Damaged Asphalt Basketball Paving



Burgess - Replace Floor Valve



Burgess - Building 12 Heating Pumps Leakings



Burgess - Exterior Brick Wall



Burgess - Replace Trough Urinals



Burgess - Damaged Canopy 01



Burgess - Damaged Canopy 02



Burgess - Damaged Duct at ROTC Office



Burgess - Damaged Exhaust Fan



Burgess - Damaged Grilles Entire Building



Burgess - Damaged Gym Air Diffusers



Burgess - Damaged Gym Diffusers



Burgess - Damaged Hose Bibb



Burgess - Damaged Vent Housing



Burgess - Damaged Ventilator



Burgess - Damaged Water Piping Insulation



Burgess - Damaged Water Piping



Burgess - Dated Trough Type Urinal



Burgess - Dated Water Supply Piping



Burgess - Domestic Water Valve Box



Burgess - Entry Hall



Burgess - Ac Coil Combo Unit



Burgess - Exhaust Fan



Burgess - Foot Valve Toilets



Burgess - Front Elevation 01



Burgess - Front Elevation 02



Burgess - Hallway Finishes



Burgess - Hot Water Boiler



Burgess - Hot Water Storage tanks



Burgess - Main Building Cooling Tower



Burgess - Main Entrance Water Supply Valves



Burgess - Missing Diffusers



Burges - Multiple Repairs to Water Piping



Burges - Old Fin Tube Heater



Burges - Old Trane AC Unit



Burges - Outdated Faucets



Burges - Repair Roof Vent Housing



Burges - Roof



Burgess - Rooftop Equipment



Burgess - Rusted Out Evap Cooler



Burgess - Sanitary Sewer Vent



Burgess - Storage



Burgess - Twin Heating Boilers



Burgess - Typical Classroom



Burges - Typical Fin Tube Heater



Burges - Typical Gym Unit Heaters



Burges - Weightroom Hall



Burges - Window Unit



Facilities Feasibility Study
 Burleson Elementary School Condition Assessment

Summary of Findings

The Burleson Elementary School Facility located at 4440 Blanco in El Paso, Texas, was built in 1951. It comprises 69,635 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,180,102.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$60,694	.00%	\$383,605	.00%	\$0.00	\$322,911
01	Burleson Building 1	29,096	1951	\$679,206	13.05%	\$1,741,058	33.44%	\$23.34	\$1,061,852
02	Burleson Building 2	18,392	1951	\$747,893	22.73%	\$1,386,435	42.13%	\$40.66	\$638,542
03	Burleson Building 3	16,646	1951	\$600,110	20.15%	\$1,130,162	37.94%	\$36.05	\$530,052
04	Gym Building	4,820	2005	\$26,557	3.08%	\$80,018	9.28%	\$5.51	\$53,461
05	Building 05	681	1951	\$65,643	53.87%	\$82,397	67.62%	\$96.39	\$16,754
Totals		69,635		\$2,180,102	17.50%	\$4,803,674	38.55%	\$31.31	\$2,623,572

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$60,694	-	\$260	\$60,954
Roofing	-	-	\$272,026	-	-	\$272,026
Structural	-	-	-	-	-	\$0
Exterior	-	\$587,000	\$8,930	\$6,190	-	\$602,120
Interior	-	-	\$188,983	\$8,554	\$100,113	\$297,650
Mechanical	-	\$14,447	\$364,947	\$992	-	\$380,386
Electrical	-	\$257,846	\$30,556	\$31,992	-	\$320,395
Plumbing	-	-	\$123,860	\$81,516	\$5,323	\$210,698
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$14,739	\$21,134	\$35,873
Other	-	-	-	-	-	\$0
Total	\$0	\$859,294	\$1,049,996	\$143,982	\$126,830	\$2,180,102

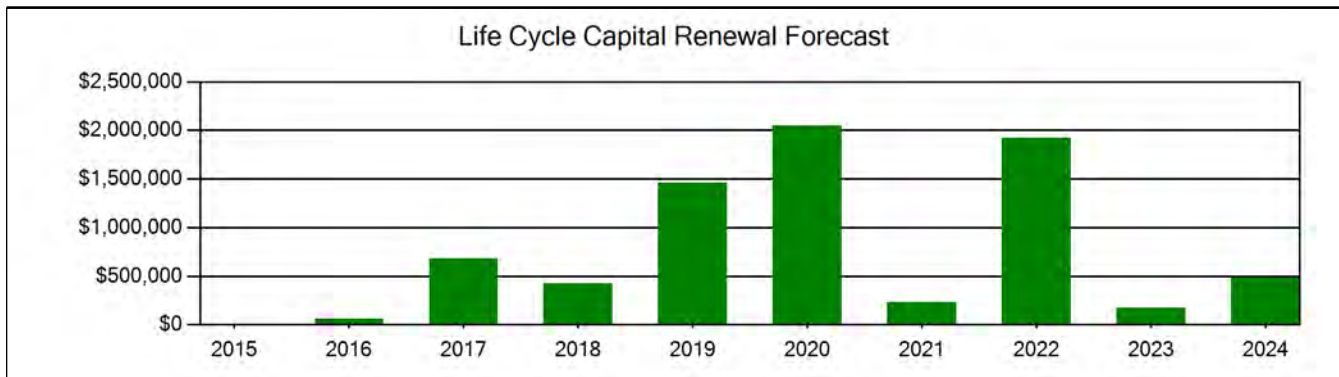
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	60,954	0	0	163,998	158,913	0	0	0	148,310	0	0	\$471,221	\$6.77
Roofing	272,026	0	58,663	0	0	278,694	0	195,300	537,631	0	0	\$1,070,288	\$15.37
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	602,120	0	0	540	0	0	77,150	0	80,764	0	540	\$158,994	\$2.28
Interior	297,650	0	0	151,134	94,941	39,482	839,075	35,863	724,021	4,800	0	\$1,889,316	\$27.13
Mechanical	380,386	0	0	5,112	69,834	80,453	883,633	0	424,574	0	34,279	\$1,497,885	\$21.51
Electrical	320,395	0	0	0	0	1,032,061	0	0	0	0	63,667	\$1,095,728	\$15.74
Plumbing	210,698	0	0	0	6,259	27,024	9,460	0	0	166,396	0	\$209,139	\$3.00
Fire and Life Safety	0	0	0	363,450	0	0	21,050	0	0	0	0	\$384,500	\$5.52
Technology	0	0	0	0	93,014	0	0	0	5,387	0	0	\$98,401	\$1.41
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	35,873	0	0	0	0	0	218,455	0	0	0	388,640	\$607,095	\$8.72
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,180,102	0	58,663	684,234	422,961	1,457,714	2,048,823	231,163	1,920,687	171,196	487,126	\$7,482,567	\$107.45



Burleson Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Burleson Elementary School facility has an overall FCI of 17.5%

The total current cost for all building deficiencies is \$2,180,102. There are \$60,694 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,623,572. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,459,790.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Burleson Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	5,000	SF	3	\$60,694	1
Note: CONCRETE HAS A LOT OF CRACKS, ESPECIALLY NORTH SIDE.						
Sub Total for System		1	items		\$60,694	
Sub Total for School and Site Level		1	items		\$60,694	

Building: 01 - Burleson Building 1

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	120
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	15	Ea.	3	\$16,976	115
Sub Total for System		2	items		\$30,805	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	4,096	SF	3	\$48,091	71
Note: Middle section is flat with roof drain.						
Sub Total for System		1	items		\$48,091	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	224	SF	2	\$23,973	6
Note: 14@4X4; REPLACE VARIOUS ALUMINUM FRAMES IN POOR CONDITION + SCREENS.						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	64	SF	2	\$11,972	5
Note: 2@8X4; REPLACE WOOD FRAMES NEAR MAIN ENTRY COORIDOR.						
Interior CMU Walls Require Repair	Deferred Maintenance	100	SF	3	\$3,008	10
Note: CRACKS IN HALLWAY.						
The Brick Exterior Requires Replacement	Capital Renewal	100	SF Wall	4	\$6,079	2
Note: CRACK NEAR RR B15.						
The Concrete / CMU Exterior Requires Repair	Deferred Maintenance	10	SF Wall	4	\$111	3
Note: CONCRETE ARCHITECTURAL CANOPY AT CAFETERIA IS CHIPPED AT REBAR.						
Sub Total for System		5	items		\$45,143	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	24	Door	2	\$115,640	4
Note: 24@8X3; ALL EXTERIOR WOOD DOORS IN BAD CONDITION.						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	183	SF	3	\$3,697	12
Note: REPLACE VARIOUS AREAS IN RESTROOMS						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	2,758	SF	3	\$28,277	8
Note: REPLACE ACT IN HALLWAY IN VARIOUS LOCATIONS.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	5,918	SF	3	\$60,227	69
The Wood Flooring Requires Replacement	Capital Renewal	367	SF	3	\$8,663	11
Note: REPLACE STAGE FLOOR.						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$2,162	9
Note: SOME RR TILE IN BAD CONDITION.						
Interior Doors Require Repainting	Deferred Maintenance	60	Door	5	\$4,279	13
Note: 60@8X3						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	4,364	SF	5	\$27,919	690
Sub Total for System		8	items		\$250,864	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement	Capital Renewal	4	TonAC	2	\$11,349	81
Note: 2@2TONS EA.						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	24	Ea.	3	\$113,358	82
Note: 4,500CFM						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$9,447	84
Note: 6,000CFM						
Sub Total for System		3	items		\$134,153	



Facilities Feasibility Study

Burleson Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	116
The Electrical Disconnect Requires Replacement	Capital Renewal	26	Ea.	2	\$50,788	124
Note: REPLACE 26 DISCONNECTS FOR THE EVAP COOLERS ON THE ROOFS. 30AMP N/F NEMA 3R.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$24,495	117
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,374	118
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,073	119
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$10,118	121
Note: 10@20AMPS						
Sub Total for System		6	items		\$125,180	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$10,347	703
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	3	\$14,513	704
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4	\$9,395	83
Note: NON-REFRIGERATED AT END OF SERVICE LIFE.						
Sub Total for System		3	items		\$34,255	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting	Deferred Maintenance	360	Ea.	5	\$10,716	687
Sub Total for System		1	items		\$10,716	
Sub Total for Building 01 - Burleson Building 1		29	items		\$679,206	

Building: 02 - Burleson Building 2

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$5,659	122
Sub Total for System		1	items		\$5,659	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	18,392	SF	3	\$215,940	154
Sub Total for System		1	items		\$215,940	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	160	SF	2	\$17,124	16
Note: 10@4X4; REPLACE WINDOWS AND SCREENS AT VARIOUS CLASSROOM LOCATIONS.						
Sub Total for System		1	items		\$17,124	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	16	Door	2	\$77,093	14
Note: 16@8x3; REPLACE ALL EXT WOOD DOORS						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	183	SF	3	\$3,697	31
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,664	SF	3	\$17,060	18
Note: REPLACE ACT AND GRID AT VAR. HALLWAY LOCATIONS.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,839	SF	3	\$18,715	30
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$2,162	22
Note: REPLACE CERAMIC TILE AT VAR. RESTROOM LOCATIONS.						
Interior Doors Require Repainting	Deferred Maintenance	24	Door	5	\$1,712	32
Note: 24@8X3; REPAINT ALL INT DOOR FRAMES, TYP.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	7,490	SF	5	\$47,918	17
Note: REPLACE ACT AT VARIOUS CLASSROOM LOCATIONS.						
Sub Total for System		7	items		\$168,357	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	22	Ea.	3	\$103,912	98
Note: 4,500CFM						
Ductwork Is Damaged And Should Be Repaired	Deferred Maintenance	80	LF	4	\$331	97
Sub Total for System		2	items		\$104,242	



Facilities Feasibility Study

Burleson Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$24,143	125
The Electrical Disconnect Requires Replacement	Capital Renewal	23	Ea.	2	\$44,928	123
Note: REPLACE 23 DISCONNECTS FOR THE EVAP COOLERS ON ROOF @30AMPS EA. N/F NEMA 3R.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$10,145	126
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,247	127
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$10,118	128
Note: 10@20AMPS						
Sub Total for System		5	items		\$101,582	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	21	Ea.	3	\$54,321	685
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	3	\$14,513	686
The Class Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,392	100
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	17	Ea.	4	\$48,023	101
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		5	items		\$124,571	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting	Deferred Maintenance	350	Ea.	5	\$10,418	688
Sub Total for System		1	items		\$10,418	
Sub Total for Building 02 - Burleson Building 2		23	items		\$747,893	

Building: 03 - Burleson Building 3

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$7,922	129
Sub Total for System		1	items		\$7,922	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	3,008	SF	2	\$321,924	34
Note: 94@8X4; ALL WINDOW FRAMES IN POOR CONDITION.						
The Brick Exterior Requires Repair	Deferred Maintenance	600	SF Wall	3	\$8,930	33
Sub Total for System		2	items		\$330,854	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Rubber Flooring Requires Replacement	Capital Renewal	200	SF	3	\$6,930	683
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	330	SF	3	\$6,666	55
Note: REPLACE CERAMIC TILE AT VARIOUS RESTROOM LOCATIONS.						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	482	SF	3	\$4,942	37
Note: REPLACE ACT AND GRID IN VAR. HALLWAY LOCATIONS.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	660	SF	3	\$6,717	54
Note: REPLACE VCT IN VARIOUS CLASSROOMS AND HALLWAY LOCATIONS.						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$2,162	38
Note: REPLACE CERAMIC TILE AT VAR. RR LOCATIONS.						
Interior Brick/Stone Require Replacement (Bldg SF)	Capital Renewal	300	SF	5	\$10,232	39
Note: SHIFTED WEST EXT BRICK WALL HAS CAUSED INTERIOR CRACKING.						
Interior Doors Require Repainting	Deferred Maintenance	43	Door	5	\$3,067	56
Note: 43@8X3REPAINT WOOD FRAMES, TYP.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	723	SF	5	\$4,625	35
Note: REPLACE ACT IN VAR. CLASSROOM LOCATIONS, ESPECIALLY ABOVE BUILT-IN CABINATES.						
Sub Total for System		8	items		\$45,341	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	15	Ea.	3	\$123,559	106
Ductwork Is Damaged And Should Be Repaired	Deferred Maintenance	80	LF	4	\$331	105
Sub Total for System		2	items		\$123,890	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	14	Ea.	2	\$27,347	130
Note: REPLACE 14 DISCONNECTS FOR THE EVAP. COOLERS ON THE ROOF 30 AMPS EA. NF NEMA 3R.						



Facilities Feasibility Study

Burleson Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 150AMPS	Capital Renewal	2	Ea.	2	\$10,145	131
The Electrical Circuit Capacity Is Inadequate Note: 10@20AMPS	Functional Deficiency	10	EACH	4	\$10,118	132
Sub Total for System		3	items		\$47,611	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	5	Ea.	3	\$12,934	109
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	3	\$6,220	108
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	4	\$19,774	107
Sub Total for System		3	items		\$38,927	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: REPLACE CABINETS AT SPECIAL ED RM 60.	Capital Renewal	20	LF	4	\$5,565	57
Sub Total for System		1	items		\$5,565	
Sub Total for Building 03 - Burleson Building 3		20	items		\$600,110	

Building: 04 - Gym

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Signage Requires Replacement Note: 1@2X4 EXT. BLDG SIGN.	Deferred Maintenance	1	Ea.	5	\$260	70
Sub Total for System		1	items		\$260	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: VARIOUS TILES SHOWING EVIDENCE OF ROOF LEAKAGE.	Capital Renewal	241	SF	3	\$1,923	58
The Vinyl Composition Tile Requires Replacement Note: ATHLETIC STRIPPING NEEDS TO BE REPLACED.	Capital Renewal	964	SF	3	\$7,635	61
Interior CMU Walls Require Repainting Note: REPAINT ALONG BOTTOM OF GYM WALL, BALL MARKS.	Capital Renewal	1,000	SF	4	\$1,680	60
Interior Toilet Partition Requires Repair Note: REPLACE 1 STALL DOOR.	Deferred Maintenance	1	Ea.	4	\$388	59
Sub Total for System		4	items		\$11,625	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 16,000CFM	Capital Renewal	2	Ea.	3	\$14,671	110
Sub Total for System		1	items		\$14,671	
Sub Total for Building 04 - Gym		6	items		\$26,557	

Building: 05 - Building 5

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	681	SF	3	\$7,996	155
Sub Total for System		1	items		\$7,996	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement Note: 4@8X3; DOORS AT EXT STORAGE AREAS AGED AND NEAR UNOPENABLE, NEED REPLACEMENT.	Capital Renewal	4	Door	2	\$19,273	62
The Ceramic Tile Flooring Requires Replacement Note: REPLACE RESTROOM FLOOR.	Capital Renewal	40	SF	3	\$808	65
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE ALL VCT.	Capital Renewal	460	SF	3	\$4,716	63
The Vinyl Composition Tile Requires Replacement Note: VCT NEEDS REPLACING.	Capital Renewal	521	SF	3	\$5,302	64
The Concrete Flooring Requires Repair or Repainting Note: STORAGE CONCRETE FLOORS ARE CRACKED.	Deferred Maintenance	120	SF	5	\$362	66
Sub Total for System		5	items		\$30,462	



Facilities Feasibility Study

Burleson Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: 15KW	Capital Renewal	1	Ea.	2	\$3,099	112
Ductwork Is Damaged And Should Be Repaired	Deferred Maintenance	80	LF	4	\$331	111
	Sub Total for System	2	items		\$3,429	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement Note: 4@1x4	Capital Renewal	4	Ea.	4	\$1,637	133
	Sub Total for System	1	items		\$1,637	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced Note: TUB	Capital Renewal	1	Ea.	3	\$11,012	114
The Custodial Mop Or Service Sink Requires Replacement Note: KITCHEN SINK	Deferred Maintenance	1	Ea.	4	\$1,933	113
	Sub Total for System	2	items		\$12,945	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: MILLWORK NEEDS REPLACING.	Capital Renewal	20	LF	4	\$5,565	67
The Upper Storage Cabinets Require Replacement Note: MILLWORK NEEDS REPLACING.	Capital Renewal	20	LF	4	\$3,608	68
	Sub Total for System	2	items		\$9,174	
	Sub Total for Building 05 - Building 5	13	items		\$65,643	
	Total for Campus	92	items		\$2,180,102	

Burleson Elementary School Condition Assessment
Supporting Photos



Burleson ES - Abandoned Unit Heater Piping



Burleson ES - Bad Dielectric Union 01



Burleson ES - Bad Dielectric Union 02



Burleson ES - Broken Flex Conduit



Burleson ES - Classroom Roof



Burleson ES - Classroom Unit Heater



Burleson ES - Corroded Duct



Burleson ES - Corroded Evap Cooler



Burleson ES - Crack in Foundation



Burleson ES - Crack in Interior Wall



Burleson ES - Cracked Awning



Burleson ES - Cracked Exterior Brick 01



Burleson ES - Cracked Exterior Brick 02



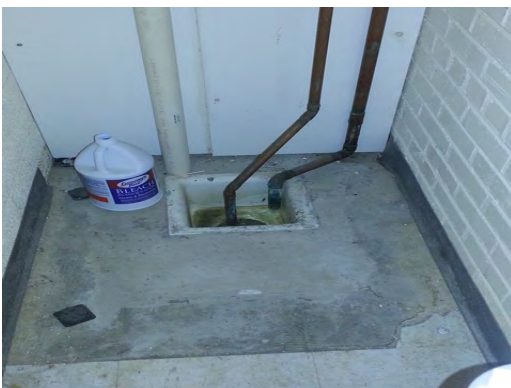
Burleson ES - Damaged Hot Water Boiler



Burleson ES - Dent in Entryway Canopy



Burleson ES - Evap Cooler Switch



Burleson ES - Evap Drain Piping



Burleson ES - Exterior Finishes



Burleson ES - Foundation



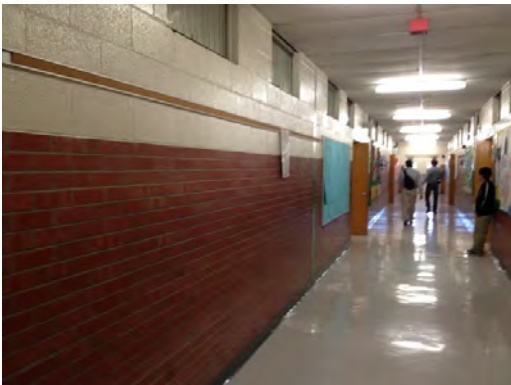
Burleson ES - Gym Elevation



Burleson ES - Gym Makeup Air



Burleson ES - Hallway Finishes 02



Burleson ES - Hallway Finishes



Burleson ES - Hallway Unit Heater



Burleson ES - Heating Controls



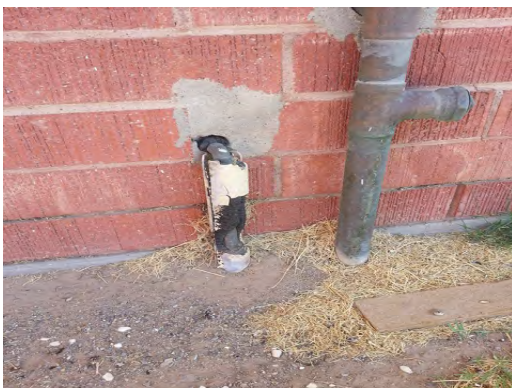
Burleson ES - Hot Water Boiler



Burleson ES - Makeup Air



Burleson ES - Missing Foundation



Burleson ES - Non-Insulated Piping



Burleson ES - Non-Insulated Water Piping



Burleson ES - Playground Canopy



Burleson ES - Replace Hose Bibb



Burleson ES - Replace Oil Freezeproof Hose Bibb



Burleson ES - Roof General Condition 01



Burleson ES - Roof General Condition 02



Burleson ES - Roof General Condition 03



Burleson ES - Roof General Condition 04



Burleson ES - Rusted Evap Cooler



Burleson ES - Rusted Evap



Burleson ES - Typical Classroom Evap Cooler



Burleson ES - Typical Classroom Heating Cooler



Burleson ES - Unit Heater Switch



Burleson ES - Wallshift



Burleson ES - Windows General Condition



Facilities Feasibility Study
 Burnet Elementary School Condition Assessment

Summary of Findings

The Burnet Elementary School Facility located at 3700 Thomason in El Paso, Texas, was built in 1955. It comprises 51,428 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,808,075.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$422,276	.00%	\$502,579	.00%	\$0.00	\$80,303
01	Main Building	41,167	1955	\$2,378,656	32.29%	\$3,932,796	53.39%	\$57.78	\$1,554,140
02	Gym Building	5,077	2010	\$7,143	.79%	\$149,826	16.49%	\$1.41	\$142,683
201	Transportable-0201	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
330	Transportable-330	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
402	Transportable-0402	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
724	Transportable-724	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
725	Transportable-725	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
773	Transportable-773	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		51,428		\$2,808,075	33.94%	\$4,585,201	55.41%	\$54.60	\$1,777,126

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$169,342	\$104,082	\$251,431	\$524,854
Roofing	-	\$320,727	\$483,340	-	\$3,617	\$807,684
Structural	-	-	-	-	-	\$0
Exterior	-	\$156,898	\$5,489	-	-	\$162,387
Interior	-	-	\$826,773	\$16,047	\$123,978	\$966,797
Mechanical	-	\$3,099	\$9,447	-	\$118	\$12,663
Electrical	-	\$198,149	\$21,503	\$18,232	-	\$237,884
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$95,805	-	\$95,805
Other	-	-	-	-	-	\$0
Total	\$0	\$678,872	\$1,515,892	\$234,166	\$379,144	\$2,808,075

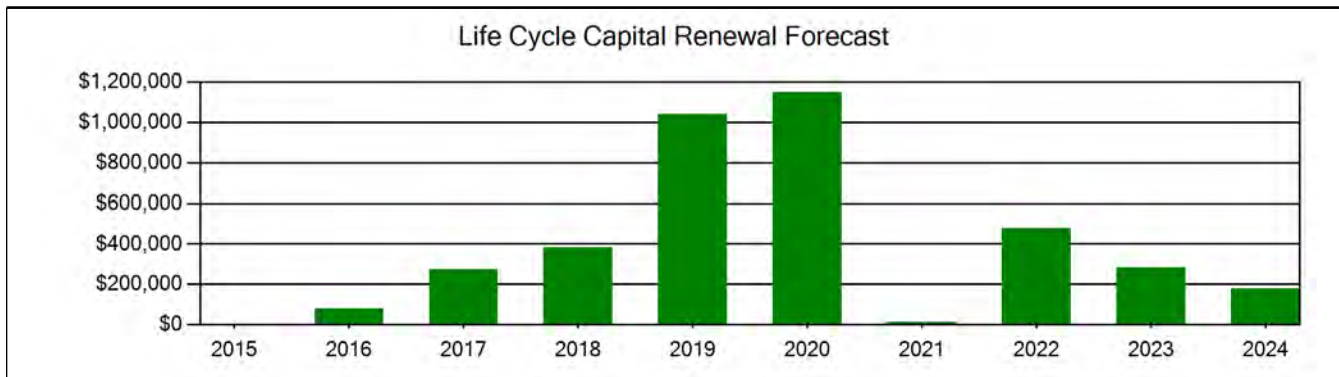
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	524,854	0	0	0	80,303	0	0	12,139	53,844	0	0	\$146,286	\$3.16
Roofing	807,684	0	0	0	0	8,092	0	0	178,077	0	0	\$186,169	\$4.03
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	162,387	0	0	0	26,243	0	0	0	127,034	0	0	\$153,277	\$3.31
Interior	966,797	0	80,931	41,799	54,225	0	99,838	0	82,769	103,281	9,695	\$472,538	\$10.22
Mechanical	12,663	0	0	0	153,761	354,145	562,026	0	31,736	0	105,790	\$1,207,458	\$26.11
Electrical	237,884	0	0	0	0	665,731	0	0	0	0	63,351	\$729,082	\$15.77
Plumbing	0	0	0	0	9,388	12,587	322,374	0	0	181,749	0	\$526,098	\$11.38
Fire and Life Safety	0	0	0	230,844	0	0	22,172	0	0	0	0	\$253,016	\$5.47
Technology	0	0	0	0	59,077	0	0	0	5,674	0	0	\$64,751	\$1.40
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	95,805	0	0	0	0	0	141,697	0	0	0	0	\$141,697	\$3.06
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,808,075	0	80,931	272,643	382,997	1,040,555	1,148,107	12,139	479,134	285,030	178,836	\$3,880,372	\$83.91



Burnet Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Burnet Elementary School facility has an overall FCI of 33.9%

The total current cost for all building deficiencies is \$2,808,075. There are \$422,276 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,777,126. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$8,274,439.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Burnet Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	5,500	SF	3	\$66,763	1811
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	35	CAR	4	\$71,749	1810
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	4	\$24,594	1813
Site Marquee Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	4	\$7,739	1809
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	20,000	SF	5	\$251,431	1812
Sub Total for System		5	items		\$422,276	
Sub Total for School and Site Level		5	items		\$422,276	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	1885
Aluminum Covered Walkways Require Replacement	Capital Renewal	500	SF	3	\$102,578	1808
Note: South Covered Walkway						
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	19	Ea.	3	\$21,503	1884
The Canopy Lighting Requires Replacement	Deferred Maintenance	8	Ea.	4	\$18,232	1883
Sub Total for System		4	items		\$156,141	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutters Require Replacement	Deferred Maintenance	800	LF	2	\$320,727	1806
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	41,167	SF	3	\$483,340	1804
Note: Most of the roof requires replacement. A couple years left on SE wing but it is close too.						
Splash Blocks Are Required	Deferred Maintenance	25	Ea.	5	\$3,617	1807
Sub Total for System		3	items		\$807,684	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Glass Wall Requires Replacement (Bldg SF)	Capital Renewal	1,235	SF	2	\$31,323	1837
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	288	SF	2	\$53,876	1817
Note: 6x2						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	144	SF	2	\$26,938	1818
Note: 1x3						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	162	SF	2	\$30,305	1819
Note: 3x3						
Exterior Metal Door Requires Repainting	Deferred Maintenance	25	Door	3	\$4,428	1816
The Brick Exterior Requires Repair	Deferred Maintenance	25	SF Wall	3	\$372	1814
Note: se corner						
Sub Total for System		6	items		\$147,242	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	3	Door	2	\$14,455	1815
Note: nw corner, east wings						
Interior Doors Require Replacement	Capital Renewal	144	Door	3	\$400,350	1828
Rubber Flooring Requires Replacement	Capital Renewal	824	SF	3	\$12,652	1832
Note: ramps in hallways						
The Carpet Flooring Requires Replacement	Capital Renewal	824	SF	3	\$9,847	1824
Note: x149						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,647	SF	3	\$33,270	1826
Note: rr						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,235	SF	3	\$12,662	1821
Note: front office, misc hallway damage						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	34,581	SF	3	\$351,927	1825
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	200	SF Wall	4	\$4,324	1823
Note: restrooms						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	823	SF	4	\$11,723	1855
Interior Gypboard Walls Require Repainting	Deferred Maintenance	1,000	SF Wall	5	\$3,824	1822
Note: x130, x136						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	18,526	SF	5	\$118,522	1820



Facilities Feasibility Study

Burnet Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	412	SF	5	\$1,243	1827
Sub Total for System		12	items		\$974,799	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$3,099	1863
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$9,447	1864
Note: 6000 cfm						
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	1	Ea.	5	\$118	1862
Sub Total for System		3	items		\$12,663	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	1887
The Electrical Disconnect Requires Replacement	Capital Renewal	43	Ea.	2	\$83,995	1892
Note: for evap coolers on roof						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	1888
The Panelboard Requires Replacement	Capital Renewal	9	Ea.	2	\$30,231	1889
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$26,955	1890
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	1891
Sub Total for System		6	items		\$184,321	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	110	LF	4	\$30,609	1829
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	400	LF	4	\$39,175	1831
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	100	LF	4	\$26,020	1830
Sub Total for System		3	items		\$95,805	
Sub Total for Building 01 - Main Building		37	items		\$2,378,656	

Building: 02 - Gym

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	5	Door	3	\$689	1833
Sub Total for System		1	items		\$689	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	508	SF	3	\$4,053	1834
The Vinyl Composition Tile Requires Replacement	Capital Renewal	254	SF	3	\$2,012	1835
Interior Doors Require Repainting	Deferred Maintenance	7	Door	5	\$389	1836
Sub Total for System		3	items		\$6,454	
Sub Total for Building 02 - Gym		4	items		\$7,143	
Total for Campus		46	items		\$2,808,075	

Buildings with no reported deficiencies

- 201 - Transportable-0201
- 330 - Transportable-330
- 402 - Transportable-0402
- 724 - Transportable-724
- 725 - Transportable-725
- 773 - Transportable-773

Burnet Elementary School Condition Assessment
Supporting Photos



Burnet ES - Cafeteria



Burnet ES - Elevation



Burnet ES - Exterior



Burnet ES - Front Elevation



Burnet ES - Front Elevation 02



Burnet ES - Gym



Burnet ES - Hallway Finishes



Burnet ES - Library



Burnet ES - Roof General Condition



Burnet ES - Rooftop Equipment



Burnet ES - Tunnel



Burnet ES - Typical Classroom



Burnet ES - Typical Classroom 02



Burnet ES - Typical Classroom 03



Burnet ES - General Window Condition



Facilities Feasibility Study
Canyon Hills Middle School Condition Assessment

Summary of Findings

The Canyon Hills Middle School Facility located at 8930 Eclipse in El Paso, Texas, was built in 1972. It comprises 129,279 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,064,513.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$101,963	.00%	\$456,793	.00%	\$0.00	\$354,830
01	Main Building	44,103	1972	\$1,698,213	21.46%	\$3,171,161	40.06%	\$38.51	\$1,472,948
02	B Building	43,944	1980	\$799,140	10.13%	\$2,448,638	31.05%	\$18.19	\$1,649,498
03	Music Building	2,475	1980	\$51,425	11.58%	\$141,035	31.75%	\$20.78	\$89,610
04	Gym Building	17,149	1980	\$228,482	7.42%	\$852,911	27.71%	\$13.32	\$624,429
05	Science Building	19,364	2010	\$23,101	.66%	\$345,214	9.93%	\$1.19	\$322,113
07	Athletic Building	2,244	1980	\$162,189	40.27%	\$321,249	79.77%	\$72.28	\$159,060
Totals		129,279		\$3,064,513	13.21%	\$7,737,001	33.35%	\$23.70	\$4,672,488

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$96,338	\$5,626	\$101,963
Roofing	\$393,530	\$19	-	\$7,791	-	\$401,340
Structural	-	-	-	-	-	\$0
Exterior	-	\$215,065	\$26,507	-	\$77,002	\$318,574
Interior	-	\$7,883	\$274,780	\$371,077	\$244,777	\$898,517
Mechanical	-	\$79,578	\$411,803	\$181,782	-	\$673,163
Electrical	-	\$286,109	\$14,993	\$23,624	-	\$324,727
Plumbing	-	-	-	\$7,312	-	\$7,312
Fire and Life Safety	-	\$9,509	-	-	-	\$9,509
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$122,847	-	-	\$180,593	\$1,258	\$304,698
Other	-	-	-	-	-	\$0
Total	\$516,377	\$598,163	\$728,083	\$868,516	\$328,664	\$3,039,803

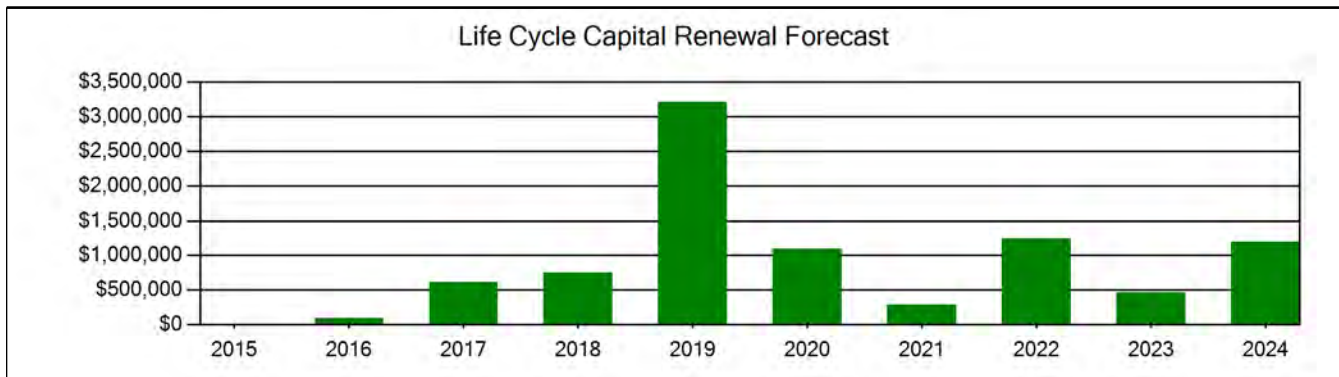
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	101,963	0	0	17,950	170,832	166,048	0	69,934	206,359	0	59,592	\$690,715	\$5.34
Roofing	401,340	0	0	0	20,027	11,870	0	0	0	0	78,345	\$110,242	\$0.85
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	318,574	0	0	0	210	131,349	1,506	31,291	55,404	0	84,387	\$304,147	\$2.35
Interior	898,517	0	24,143	0	351,012	32,435	733,835	187,319	673,908	462,443	5,356	\$2,470,451	\$19.11
Mechanical	673,163	0	24,521	0	186,023	987,397	0	0	12,857	0	668,271	\$1,879,069	\$14.53
Electrical	324,727	0	0	0	0	1,428,007	0	0	0	0	253,955	\$1,681,962	\$13.01
Plumbing	7,312	0	49,459	30,112	0	454,863	345,159	0	0	0	38,287	\$917,880	\$7.10
Fire and Life Safety	9,509	0	0	564,588	0	0	0	0	0	0	0	\$564,588	\$4.37
Technology	0	0	0	0	21,642	0	0	0	0	0	0	\$21,642	\$0.17
Conveyances	0	0	0	0	0	0	19,948	0	0	0	0	\$19,948	\$0.15
Specialties	304,698	0	0	0	0	0	0	0	300,974	0	9,379	\$310,353	\$2.40
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,039,803	0	98,123	612,650	749,746	3,211,969	1,100,448	288,544	1,249,502	462,443	1,197,572	\$8,970,997	\$69.39





Canyon Hills Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Canyon Hills Middle School facility has an overall FCI of 13.2%

The total current cost for all building deficiencies is \$3,064,513. There are \$101,963 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$4,672,488. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$23,201,702.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Canyon Hills Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement Location: Cafeteria service area parking lot	Capital Renewal	23	CAR	4	\$47,150	2233
Exterior Basketball Goals Are Damaged And Require Replacement Location: Exterior Basketball Courts	Deferred Maintenance	8	Ea.	4	\$49,188	2236
Paving Requires Restriping Location: Along Eclipse Road	Deferred Maintenance	72	CAR	5	\$1,037	2234
Site Signage Requires Replacement Note: 3x6 - Standing sign at front of building is dated and needs to be replaced.	Deferred Maintenance	1	Ea.	5	\$260	2232
Trash Receptacles Are Damaged And Require Replacement Location: 1 @ Building A, 2 @ Building B	Deferred Maintenance	3	Ea.	5	\$4,329	2235
Sub Total for System		5	items		\$101,963	
Sub Total for School and Site Level		5	items		\$101,963	

Building: 01 - Main Building (A Building)

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: Federal Pacific	Capital Renewal	1	Ea.	2	\$52,203	2409
Sub Total for System		1	items		\$52,203	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Architectural Roof Covering Requires Replacement	Capital Renewal	4,200	SF	1	\$75,539	2338
The Modified Roof Covering Requires Replacement	Capital Renewal	11,025	SF	1	\$89,212	2336
The Roof Drains Require Cleaning	Deferred Maintenance	1	Ea.	2	\$19	2339
Curbs Have Been Abandoned And Should Be Removed	Deferred Maintenance	4	Ea.	4	\$2,072	2335
The Roof Requires Cleaning	Deferred Maintenance	500	SF	4	\$5,719	2337
Sub Total for System		5	items		\$172,561	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 31 @ 5x1.5	Capital Renewal	233	SF	2	\$19,407	2241
The Aluminum Window Is Damaged And Requires Replacement Note: 4 @ 8x2	Capital Renewal	64	SF	2	\$5,331	2243
The Metal Exterior Door Requires Replacement Note: Metal exterior doors need to be replaced throughout the building.	Capital Renewal	11	Door	2	\$43,532	2239
Exterior Door Hardware Requires Replacement	Deferred Maintenance	2	Ea.	3	\$5,302	2240
The Exterior Requires Cleaning Note: Entire main building needs to be cleaned.	Deferred Maintenance	33,750	SF Wall	5	\$60,266	2237
The Exterior Requires Painting Note: All metal panels should be repainted.	Capital Renewal	1,688	SF Wall	5	\$5,300	2238
Sub Total for System		6	items		\$139,138	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Location: Every classroom door and Rooms 214, 237, 230, 226, 123, 242, ARD Room, 240, 247, 194, 126, 226	Capital Renewal	31	Door	3	\$67,075	2249
The Ceramic Tile Flooring Requires Replacement Note: Ceramic tile floor is extremely dated and needs to be replaced.	Capital Renewal	6,615	SF	3	\$103,994	2248
The Vinyl Composition Tile Requires Replacement	Capital Renewal	6,615	SF	3	\$52,392	2264
Interior Ceramic Walls Require Repair Or Replacement Note: Ceramic tile is either extremely dated or is new tile with poor quality grout that needs to be replaced.	Capital Renewal	10,000	SF Wall	4	\$168,271	2247
Interior Gypboard Walls Require Repainting Note: Walls throughout building need to be repainted.	Deferred Maintenance	8,820	SF Wall	5	\$26,249	2246
The Acoustical Ceilings Tiles Require Replacement Note: Approximately one ceiling tile per room needs to be replaced.	Capital Renewal	2,205	SF	5	\$10,979	2244
The Gypboard Ceilings Are Damaged And Requires Repainting Location: Food prep area	Deferred Maintenance	2,205	SF	5	\$5,356	2245
Sub Total for System		7	items		\$434,317	



Facilities Feasibility Study Canyon Hills Middle School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: Federal Pacific transformer needs to be replaced.	Capital Renewal	1	Ea.	2	\$14,567	2410
The Electrical Transformer Requires Replacement Note: Federal Pacific transformer needs to be replaced.	Capital Renewal	1	Ea.	2	\$5,428	2411
Ductless Split System AC Requires Replacement	Deferred Maintenance	27	Ea.	3	\$115,711	2369
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 4500 cfm each	Capital Renewal	5	Ea.	3	\$18,380	2357
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 6500 cfm each	Capital Renewal	4	Ea.	3	\$19,530	2358
The Make Up Air Equipment Requires Replacement	Capital Renewal	22	Ea.	3	\$258,182	2359
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	44,103	SF	4	\$172,981	2356
Sub Total for System		7	items		\$604,778	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: Federal Pacific panel needs to be replaced.	Capital Renewal	1	Ea.	2	\$19,715	2412
The Panelboard Requires Replacement Note: Federal Pacific panels need to be replaced.	Capital Renewal	1	Ea.	2	\$3,948	2413
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	2414
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$26,222	2415
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$22,490	2418
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$29,801	2419
The GFCI Electrical Receptacles Are Inadequate And More Are Needed Note: Offices and classrooms need more outlets.	Deferred Maintenance	40	Ea.	3	\$14,993	2422
The Electrical Circuit Capacity Is Inadequate Note: Some circuits are overloaded. Need to add additional ones.	Functional Deficiency	30	EACH	4	\$23,624	2421
Sub Total for System		8	items		\$146,021	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Capital Renewal	1	Ea.	2	\$9,509	2355
Sub Total for System		1	items		\$9,509	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced Note: PA system is very old, outdated and has many issues. It should be replaced.	Capital Renewal	44,103	SF	1	\$49,292	2420
Sub Total for System		1	items		\$49,292	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: Every classroom has 20 LF of base cabinets that need to be replaced.	Capital Renewal	380	LF	4	\$82,294	2256
The Metal Student Lockers Require Replacement	Capital Renewal	12	Ea.	4	\$8,100	2265
Sub Total for System		2	items		\$90,394	
Sub Total for Building 01 - Main Building (A Building)		38	items		\$1,698,213	

Building: 02 - Classroom Building (B Building)

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	21,972	SF	1	\$177,794	2340
Sub Total for System		1	items		\$177,794	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Replacement Note: Replace all exterior doors.	Capital Renewal	12	Door	2	\$46,524	2269
The Aluminum Window Is Damaged And Requires Replacement Note: 39 @ 5x1.5 - Replace all exterior windows.	Capital Renewal	293	SF	2	\$24,404	2270
The Aluminum Window Is Damaged And Requires Replacement Note: 9 @ 1.5x3 - Replace all exterior windows.	Capital Renewal	41	SF	2	\$3,415	2271
The Aluminum Window Is Damaged And Requires Replacement Note: 8 @ 5x2.5 - Replace all exterior windows.	Capital Renewal	100	SF	2	\$8,329	2272



Facilities Feasibility Study Canyon Hills Middle School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Replace all exterior doors.	Capital Renewal	3	Door	2	\$11,872	2268
The Storefront / Curtain Wall Is Damaged And Requires Replacement Location: Above exterior double doors facing parking lot	Capital Renewal	144	SF Wall	3	\$20,171	2267
The Exterior Requires Painting Note: All exterior metal panels need to be repainted.	Capital Renewal	3,500	SF Wall	5	\$10,989	2266
Sub Total for System		7	items		\$125,704	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Location: Rooms 411, 261, 263, 162	Capital Renewal	5	Door	3	\$10,819	2278
Epoxy Flooring Damaged Location: storage and interior rooms	Deferred Maintenance	2,190	SF	4	\$22,759	2277
Interior Ceramic Walls Require Repair Or Replacement Note: All ceramic tile walls should be replaced.	Capital Renewal	6,590	SF Wall	4	\$110,891	2276
Interior Gypboard Walls Require Repainting Note: All walls need to be cleaned and repainted.	Deferred Maintenance	37,350	SF Wall	5	\$111,158	2274
Interior Toilet Partition Require Repainting Note: 4 each - Repaint all stalls in girl's restrooms R233 and boy's restrooms 236 Location: R233 & 236	Deferred Maintenance	742	SF Wall	5	\$7,646	2275
The Acoustical Ceilings Tiles Require Replacement Note: Approximately one tile per room should be replaced.	Capital Renewal	9,390	SF	5	\$46,752	2273
Sub Total for System		6	items		\$310,025	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 10 kva each. Transformers are Federal Pacific and need to be replaced.	Capital Renewal	2	Ea.	2	\$9,781	2423
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	33	Ea.	2	\$79,578	2381
Sub Total for System		2	items		\$89,359	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Very old and outdated panels should be replaced.	Capital Renewal	1	Ea.	2	\$2,614	2424
The Panelboard Requires Replacement Note: Very old and outdated panels should be replaced.	Capital Renewal	2	Ea.	2	\$10,489	2425
The Panelboard Requires Replacement Note: Very old and outdated panels should be replaced.	Capital Renewal	1	Ea.	2	\$7,125	2426
The Panelboard Requires Replacement Note: Very old and outdated panels should be replaced.	Capital Renewal	2	Ea.	2	\$19,868	2427
Sub Total for System		4	items		\$40,096	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	43,944	SF	1	\$49,114	2428
Sub Total for System		1	items		\$49,114	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Location: Room 411	Capital Renewal	30	LF	4	\$6,497	2280
The Base Storage Cabinets Require Repainting Location: Room 319	Deferred Maintenance	20	LF	5	\$551	2279
Sub Total for System		2	items		\$7,048	
Sub Total for Building 02 - Classroom Building (B Building)		23	items		\$799,140	

Building: 03 - Music Building

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bird Stop Is Missing And Is Needed	Functional Deficiency	6	Ea.	4	\$9,266	2341
Sub Total for System		0	items		\$9,266	



Facilities Feasibility Study Canyon Hills Middle School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Double doors to orchestra room need to be replaced. Location: Orchestra Room	Capital Renewal	2	Door	2	\$7,915	2284
The Exterior Requires Painting Note: All exterior metal panels need to be repainted.	Capital Renewal	50	SF Wall	5	\$157	2282
The Exterior Soffit Requires Repainting Note: All soffits need to be painted.	Deferred Maintenance	50	SF	5	\$133	2283
Sub Total for System		3	items		\$8,205	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Location: Orchestra room (1), Band instrument room (3)	Capital Renewal	4	Door	3	\$8,655	2287
Interior Gypboard Walls Require Repainting Note: All interior walls need to be repainted.	Deferred Maintenance	2,000	SF Wall	5	\$5,952	2286
The Acoustical Ceilings Tiles Require Replacement Note: Approximately 10% of the tiles in the two rooms of the building need to be replaced.	Capital Renewal	250	SF	5	\$1,245	2285
Sub Total for System		3	items		\$15,852	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 10 kva	Capital Renewal	1	Ea.	2	\$4,890	2429
Sub Total for System		1	items		\$4,890	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	2430
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	2431
Sub Total for System		2	items		\$9,739	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	2,475	SF	1	\$2,766	2432
Sub Total for System		1	items		\$2,766	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Repainting Location: Band instrument room	Deferred Maintenance	6	LF	5	\$165	2288
The Wardrobe Storage Cabinets Require Repainting Location: Band instrument room	Deferred Maintenance	25	LF	5	\$542	2289
Sub Total for System		2	items		\$707	
Sub Total for Building 03 - Music Building		12	items		\$51,425	

Building: 04 - Gymnasium

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Bird Stop Is Missing And Is Needed	Functional Deficiency	10	Ea.	4	\$15,444	2344
Sub Total for System		0	items		\$15,444	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Architectural Roof Covering Requires Replacement	Capital Renewal	2,070	SF	1	\$37,230	2343
The Modified Roof Covering Requires Replacement	Capital Renewal	1,700	SF	1	\$13,756	2342
Sub Total for System		2	items		\$50,986	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	9	Door	2	\$35,617	2295
Exterior Metal Door Requires Repainting Location: Side of building facing music building	Deferred Maintenance	4	Door	3	\$551	2296
The Exterior Requires Painting Note: Exterior metal panels need to be repainted.	Capital Renewal	50	SF Wall	5	\$157	2293
Sub Total for System		3	items		\$36,325	



Facilities Feasibility Study Canyon Hills Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	4	Door	2	\$7,883	2302
The Vinyl Composition Tile Requires Replacement	Capital Renewal	857	SF	3	\$6,788	2304
Metal Interior Doors Require Replacement	Capital Renewal	4	Door	4	\$7,014	2300
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	1,370	SF	5	\$6,821	2297
Note: 10% of tiles should be replace throughout the building.						
Sub Total for System		4	items		\$28,505	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$9,781	2433
Note: Need to upgrade transformers from Federal Pacific.						
Sub Total for System		1	items		\$9,781	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	2434
Note: Need to upgrade Federal Pacific and old GE panels.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	2435
Note: Need to upgrade Federal Pacific and old GE panels.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	2436
Note: Need to upgrade Federal Pacific and old GE panels.						
Sub Total for System		3	items		\$19,673	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	17,149	SF	1	\$19,167	2437
Sub Total for System		1	items		\$19,167	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	72	Ea.	4	\$48,601	2303
Sub Total for System		1	items		\$48,601	
Sub Total for Building 04 - Gymnasium		15	items		\$228,482	

Building: 05 - Science Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Repair	Deferred Maintenance	3	Ea.	3	\$483	2305
Note: Repaint 3 frames at 5x2						
Location: Both sides of building						
Sub Total for System		1	items		\$483	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Gypboard Walls Require Repainting	Deferred Maintenance	7,600	SF Wall	5	\$22,618	2306
Note: Half of the classrooms corridor should be repainted.						
Sub Total for System		1	items		\$22,618	
Sub Total for Building 05 - Science Building		2	items		\$23,101	

Building: 07 - Athletic Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$7,915	2323
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	5	SF	2	\$804	2324
Note: Replace all exterior windows.						
Sub Total for System		2	items		\$8,719	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	1	Door	3	\$2,164	2330
Location: Women's locker room						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	898	SF	3	\$14,117	2327
Note: All ceramic tile flooring needs to be replaced.						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,100	SF	3	\$8,777	2325
Note: Half of the grid system and tiles need to be replaced throughout the building.						



Facilities Feasibility Study

Canyon Hills Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Epoxy Flooring Damaged Note: Epoxy coating has worn off.	Deferred Maintenance	1,122	SF	4	\$11,660	2329
Interior Ceramic Walls Require Repair Or Replacement Note: All ceramic tile is outdated and should be replaced.	Capital Renewal	3,000	SF Wall	4	\$50,481	2326
Sub Total for System		5	items		\$87,200	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	2,244	SF	4	\$8,801	2406
Sub Total for System		1	items		\$8,801	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Federal Pacific and very old GE panels need to be updated.	Capital Renewal	1	Ea.	2	\$2,614	2438
The Panelboard Requires Replacement Note: Federal Pacific and very old GE panels need to be updated.	Capital Renewal	1	Ea.	2	\$9,934	2439
Sub Total for System		2	items		\$12,548	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4	\$7,312	2407
Sub Total for System		1	items		\$7,312	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	2,244	SF	1	\$2,508	2440
Sub Total for System		1	items		\$2,508	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	52	Ea.	4	\$35,101	2333
Sub Total for System		1	items		\$35,101	
Sub Total for Building 07 - Athletic Building		13	items		\$162,189	
Total for Campus		108	items		\$3,064,513	

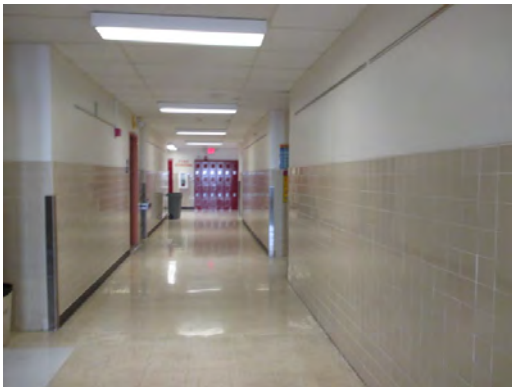
Canyon Hills Middle School Condition Assessment
Supporting Photos



Canyon Hills MS - Gym



Canyon Hills MS - Hallway Finishes 01



Canyon Hills MS - Hallway Finishes 02



Canyon Hills MS - Interior Wood Door



Canyon Hills MS - Lab Classroom



Canyon Hills MS - Damaged Interior Wall and Ceiling, Evidence of Leak



Canyon Hills MS - Library



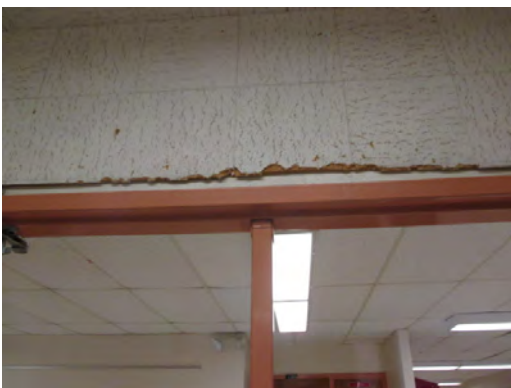
Canyon Hills MS - Locker Room



Canyon Hills MS - Main Building Exterior



Canyon Hills MS - Entryway



Canyon Hills MS - Main Stair Header



Canyon Hills MS - Marquee



Canyon Hills MS - Missing Canopy



Canyon Hills MS - Multipurpose Room



Canyon Hills MS - Parking



Canyon Hills MS - Play Areas



Canyon Hills MS - Roof General Condition



Canyon Hills MS - Roof General Condition 02



Canyon Hills MS - Rooftop Equipment



Canyon Hills MS - Rooftop Equipment 02



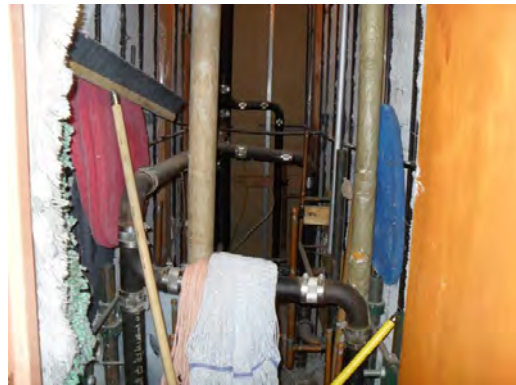
Canyon Hills MS - Rooftop Equipment 03



Canyon Hills MS - Rooftop Equipment 04



Canyon Hills MS - Science Building Exterior



Canyon Hills MS - Sewer Lines



Canyon Hills MS - Tile Floor



Canyon Hills MS - Typical Classroom



Canyon Hills MS - Worn VCT Flooring



Canyon Hills MS - Worn VCT Flooring 02



Canyon Hills MS - Aged Exterior Metal Doors



Canyon Hills MS - Exterior Finishes



Canyon Hills MS - Building Signage



Canyon Hills MS - Cafeteria



Canyon Hills MS - Crack in Paved Play Area



Canyon Hills MS - Damaged Cabinetry



Canyon Hills MS - Damaged Interior Wood Door



Canyon Hills MS - Erosion at Sidewalk



Canyon Hills MS - Erosion at Sidewalk 02



Canyon Hills MS - Downspout Missing Splashblock



Facilities Feasibility Study
Center for Career & Tech (SAPC) Condition Assessment

Summary of Findings

The Center for Career & Tech (SAPC) Facility located at 1170 Walnut in El Paso, Texas, was built in 1964. It comprises 142,696 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,391,981.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	79,851	1995	\$182,887	1.30%	\$192,587	1.37%	\$2.29	\$9,700
02	Building Maintenance Shops	7,585	1964	\$30,720	2.30%	\$372,451	27.83%	\$4.05	\$341,731
03	Auto Shops	12,102	1964	\$157,647	7.38%	\$389,469	18.24%	\$13.03	\$231,822
04	Horticulture Building	6,019	1964	\$105,688	.00%	\$323,247	.00%	\$17.56	\$217,559
05	Auto Center Building	37,139	1964	\$915,039	.00%	\$2,487,430	.00%	\$24.64	\$1,572,391
Totals		142,696		\$1,391,981	7.93%	\$3,765,184	21.44%	\$9.75	\$2,373,203

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$1,016,795	\$60,346	\$7,891	-	-	\$1,085,032
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$3,407	-	-	\$3,407
Interior	-	-	\$61,958	\$47,375	-	\$109,333
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$188,682	-	-	-	\$188,682
Plumbing	-	-	-	\$5,527	-	\$5,527
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$1,016,795	\$249,028	\$73,256	\$52,903	\$0	\$1,391,981

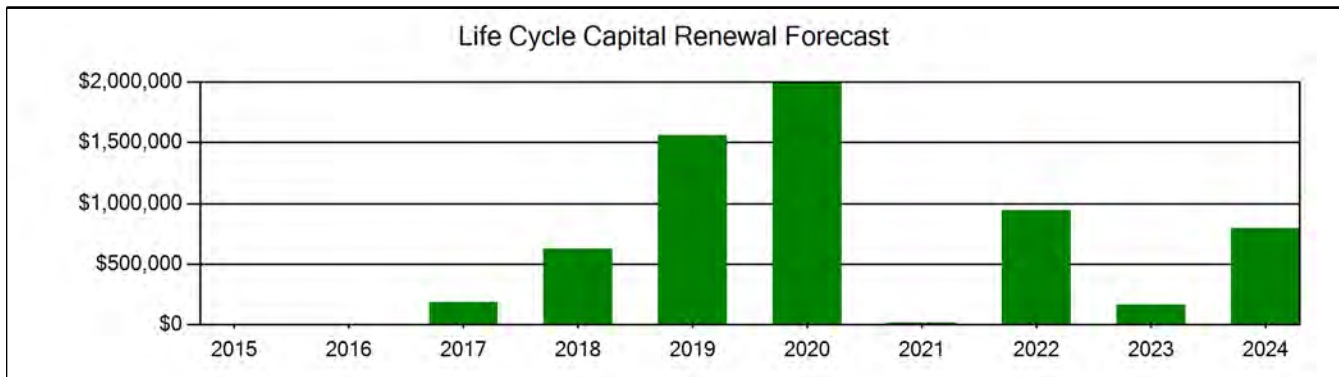
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	59,592	0	163,998	\$223,590	\$1.57
Roofing	1,085,032	0	0	0	0	0	0	0	0	0	148,651	\$148,651	\$1.04
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	3,407	0	0	0	0	0	157,486	0	0	3,043	0	\$160,529	\$1.12
Interior	109,333	0	0	0	92,251	204,275	318,349	0	686,123	18,689	314,005	\$1,633,692	\$11.45
Mechanical	0	0	0	0	452,596	532,771	876,013	0	48,335	0	0	\$1,909,715	\$13.38
Electrical	188,682	0	0	0	0	822,700	0	0	61,521	0	141,766	\$1,025,987	\$7.19
Plumbing	5,527	0	0	44,356	0	0	490,594	15,056	0	145,781	0	\$695,787	\$4.88
Fire and Life Safety	0	0	0	139,953	0	0	148,164	0	0	0	0	\$288,117	\$2.02
Technology	0	0	0	0	84,301	0	0	0	89,246	0	0	\$173,547	\$1.22
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	29,559	\$29,559	\$0.21
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,391,981	0	0	184,309	629,148	1,559,746	1,990,606	15,056	944,817	167,513	797,979	\$6,289,174	\$44.07



Center for Career & Tech (SAPC) Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Center for Career & Tech (SAPC) facility has an overall FCI of 7.9%

The total current cost for all building deficiencies is \$1,391,981. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,373,203. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$17,560,493.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Center for Career & Tech (SAPC) Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Entire roof is old and cracked.	Capital Renewal	35,000	SF	1	\$160,751	4427
Membrane Flashing At Curb (<2) Requires Repair Note: Membrane flashing at curb is badly worn and cracked.	Deferred Maintenance	600	LF	2	\$16,020	4430
Membrane Flashings At Equipment Curbs Require Repair Note: Membrane flashing at equipment curb is cracked causing leaks.	Deferred Maintenance	400	LF	2	\$4,918	4431
The Roof Operable Hatch Requires Repair Note: 4x4 - Roof hatch has broken handle.	Deferred Maintenance	1	Ea.	3	\$243	4432
Sub Total for System		4	items		\$181,931	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Various tiles should be replaced due to leaks. Location: Library, Rooms 102, 233, 352, 310	Capital Renewal	100	SF	3	\$798	4428
The Vinyl Composition Tile Requires Replacement Note: VCT flooring is cracked. Location: Room 213	Capital Renewal	20	SF	3	\$158	4429
Sub Total for System		2	items		\$956	
Sub Total for Building 01 - Main Building		6	items		\$182,887	

Building: 02 - Building Maintenance Shops

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashings At Equipment Curbs Require Repair Note: membrane flashing at equip curb is cracked + worn out	Deferred Maintenance	100	LF	2	\$1,580	3971
Overflow Scuppers Are Missing And Are Needed Note: overflow scuppers are needed water is pooling near the scuppers	Deferred Maintenance	8	Ea.	3	\$6,119	3972
Sub Total for System		2	items		\$7,698	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: vinyl comp tile is old 9" tile suspect of being ACM, replace in room micro computer technician	Capital Renewal	1,600	SF	3	\$16,283	3970
Sub Total for System		1	items		\$16,283	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: replace unmarked 200 aMP federal pacific panel	Capital Renewal	1	Ea.	2	\$6,739	3973
Sub Total for System		1	items		\$6,739	
Sub Total for Building 02 - Building Maintenance Shops		4	items		\$30,720	

Building: 03 - Auto Shops

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: single ply roof system is worn out and cracked in many areas.	Capital Renewal	8,000	SF	1	\$139,367	3987
Membrane Flashing At Curb (<2) Requires Repair Note: membrane flashing at curb is cracked, repair	Deferred Maintenance	300	LF	2	\$10,292	3986
Sub Total for System		2	items		\$149,659	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: acoustical grid with tiles are leaking in a few rooms. Replace in rooms- women's + men's restroom, mech rep, furn shop	Capital Renewal	240	SF	3	\$2,461	3978
Sub Total for System		1	items		\$2,461	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,527	4002



Facilities Feasibility Study

Center for Career & Tech (SAPC) Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: replace water fountain, old, rusted cabinet, original model 1964, passed used life.						
	Sub Total for System	1	items		\$5,527	
	Sub Total for Building 03 - Auto Shops	4	items		\$157,647	

Building: 04 - Horticulture Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: single ply roof system is old + worn out. replace	Capital Renewal	4,000	SF	1	\$69,683	4021
Membrane Flashings At Equipment Curbs Require Repair Note: equipment curb is worn out + cracked	Deferred Maintenance	60	LF	2	\$948	4020
Overflow Scuppers Are Missing And Are Needed Note: overflow scuppers are needed. water ponding + staining is a problem	Deferred Maintenance	2	Ea.	3	\$1,530	4023
	Sub Total for System	3	items		\$72,161	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: ceramic tile are cracked in the men's bathroom. replace	Capital Renewal	100	SF	3	\$2,020	4016
The Suspended Ceiling Grid and Tiles Require Replacement Note: acoustical grid with tiles has a few leaks, replace in rooms CR + entry hallway	Capital Renewal	250	SF	3	\$2,563	4012
The Vinyl Composition Tile Requires Replacement Note: replace vinyl comp tile in the entry hallway	Capital Renewal	100	SF	3	\$1,018	4014
	Sub Total for System	3	items		\$5,601	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	4024
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	4025
	Sub Total for System	2	items		\$27,926	
	Sub Total for Building 04 - Horticulture Building	8	items		\$105,688	

Building: 05 - Auto Center Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: single ply roof system is old and cracking, needs to be replaced	Capital Renewal	37,139	SF	1	\$646,994	4160
Membrane Flashing At Curb (<2') Requires Repair Note: old worn out curb with cracks. repair	Deferred Maintenance	630	LF	2	\$21,613	4158
Membrane Flashings At Equipment Curbs Require Repair Note: membrane flashing at equi curb is cracked + blistering	Deferred Maintenance	315	LF	2	\$4,976	4159
	Sub Total for System	3	items		\$673,583	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement Note: 7x3repair door hardware for auto front end room, unable to open	Deferred Maintenance	1	Ea.	3	\$3,407	4154
	Sub Total for System	1	items		\$3,407	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: vinyl comp tile is old 9" tiles in room 7- advertising design. Suspect to being ACM tiles. Replace	Capital Renewal	3,602	SF	3	\$36,657	4155
The Concrete Flooring Is Damaged And Requires Replacement Note: concrete flooring is worn out + cracked in room 2 + 6 Replace	Capital Renewal	5,402	SF	4	\$47,375	4156
	Sub Total for System	2	items		\$84,033	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$20,154	4161
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	\$47,171	4162



Facilities Feasibility Study

Center for Career & Tech (SAPC) Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$86,693	4163
	Sub Total for System	3	items		\$154,017	
	Sub Total for Building 05 - Auto Center Building	9	items		\$915,039	
	Total for Campus	31	items		\$1,391,981	

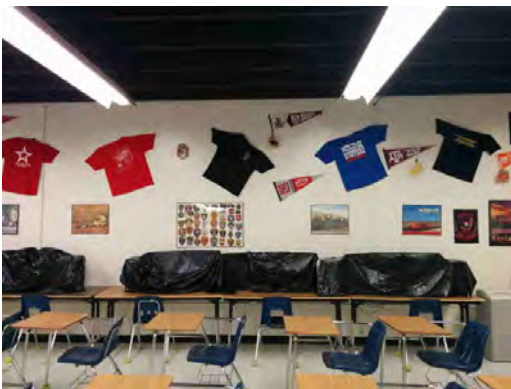
Center for Career & Tech (SAPC) Condition Assessment
Supporting Photos



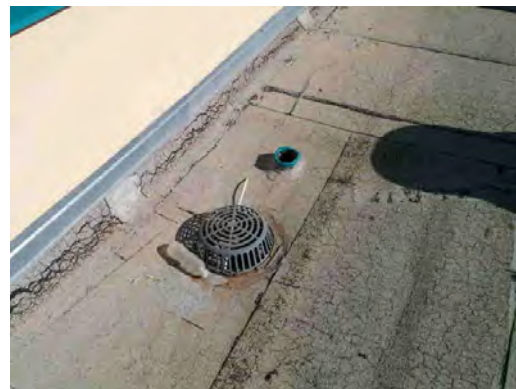
Center for Career & Tech - Adhered Tile Ceiling



Center for Career & Tech - Building Signage



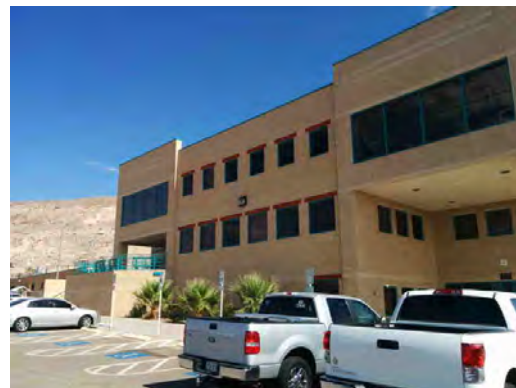
Center for Career & Tech - Classroom



Center for Career & Tech - Cracked Roof Material at Drain



Center for Career & Tech - Damaged Membrane at Equipment



Center for Career & Tech - Elevation



Center for Career & Tech - Exhaust Fan



Center for Career & Tech - Rear Elevation



Center for Career & Tech - Roof Elevation



Center for Career & Tech - Roof General Condition



Center for Career & Tech - Rooftop Equipment



Center for Career & Tech - Shop



Center for Career & Tech - Shop 02



Center for Career & Tech - Worn Concrete Floor



Facilities Feasibility Study

Chapin High School Condition Assessment

Summary of Findings

The Chapin High School Facility located at 7001 Gateway South in El Paso, Texas, was built in 2000. It comprises 276,729 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$846,030.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$24,594	.00%	\$593,427	.00%	\$0.00	\$568,833
01	Main Building	213,246	2000	\$576,151	1.53%	\$5,593,920	14.87%	\$2.70	\$5,017,769
02	2007 ROTC Addition	8,096	2007	\$0	.00%	\$178,433	12.49%	\$0.00	\$178,433
03	2007 Concession Stand	523	2007	\$2,075	2.25%	\$17,422	18.88%	\$3.97	\$15,347
04	Performing Arts Building	17,264	2000	\$126,273	4.15%	\$512,636	16.83%	\$7.31	\$386,363
05	Mechanical Building	3,927	2000	\$12,797	1.85%	\$200,183	28.89%	\$3.26	\$187,386
06	Classroom Building	18,664	2010	\$104,140	3.16%	\$428,033	13.00%	\$5.58	\$323,893
07	Mechanical Building	321	2000	\$0	.00%	\$14,380	25.39%	\$0.00	\$14,380
223	Transportable-0223	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
257	Transportable-257	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
318	Transportable-0318	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
319	Transportable-0319	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
320	Transportable-0320	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
321	Transportable-0321	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
339	Transportable-339	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
357	Transportable-357	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
407	Transportable-0407	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
412	Transportable-0412	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
510	Transportable-510	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
654	Transportable-654	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
737	Transportable-737	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
767	Transportable-767	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
785	Transportable-785	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
821	Transportable-821	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
835	Transportable-835	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		276,729		\$846,030	1.83%	\$7,538,434	16.31%	\$3.06	\$6,692,404

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$24,594	-	\$24,594
Roofing	-	-	-	-	-	\$0



Facilities Feasibility Study
Chapin High School Condition Assessment

Structural	-	-	-	-	-	\$0
Exterior	-	\$7,915	-	-	-	\$7,915
Interior	-	-	\$357,593	\$171,290	\$177,386	\$706,269
Mechanical	-	-	\$4,882	-	-	\$4,882
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	\$34,631	\$46,879	-	-	-	\$81,510
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$20,860	-	-	-	-	\$20,860
Other	-	-	-	-	-	\$0
Total	\$55,491	\$54,793	\$362,476	\$195,884	\$177,386	\$846,030

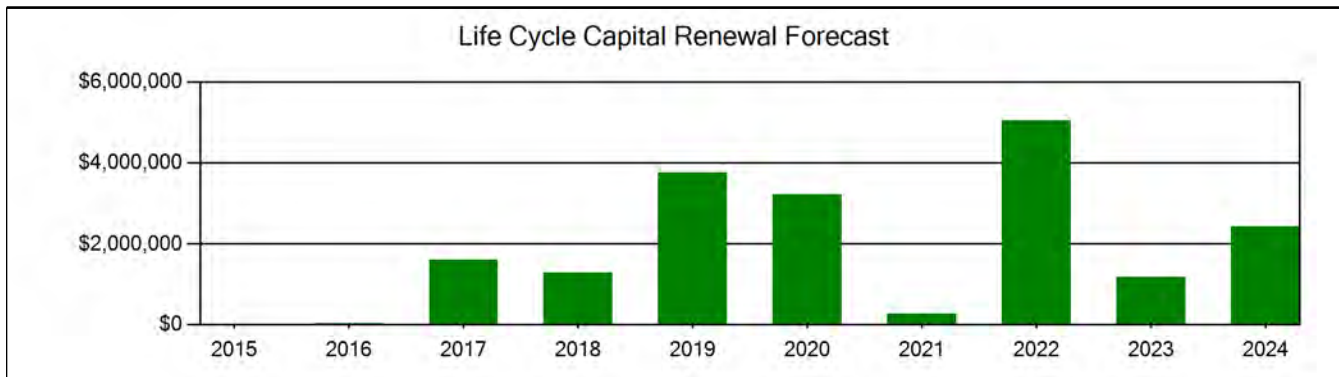
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections										Total	\$/GSF	
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023			Year 10 2024
Site	24,594	0	0	450,995	0	117,838	0	0	2,203,839	0	0	\$2,772,672	\$10.58
Roofing	0	0	31,777	0	194,204	0	0	179,112	0	0	12,138	\$417,231	\$1.59
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	7,915	0	0	0	0	0	786,246	0	360,126	41,939	0	\$1,188,311	\$4.53
Interior	706,269	0	1,630	1,095,613	1,010,275	133,998	84,897	15,529	111,407	854,303	0	\$3,307,652	\$12.62
Mechanical	4,882	0	0	0	77,636	273,453	298,697	0	1,071,450	0	2,170,012	\$3,891,248	\$14.85
Electrical	0	0	0	0	0	3,214,636	0	0	1,035,178	0	253,207	\$4,503,021	\$17.18
Plumbing	0	0	0	4,302	0	17,207	21,005	77,431	2,437	290,835	0	\$413,217	\$1.58
Fire and Life Safety	81,510	0	0	54,817	0	0	1,145,563	0	0	0	0	\$1,200,380	\$4.58
Technology	0	0	0	0	14,023	0	0	0	257,989	0	0	\$272,012	\$1.04
Conveyances	0	0	0	0	0	0	19,948	0	0	0	0	\$19,948	\$0.08
Specialties	20,860	0	0	0	0	0	859,772	0	0	0	0	\$859,772	\$3.28
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	846,030	0	33,407	1,605,727	1,296,138	3,757,132	3,216,128	272,072	5,042,426	1,187,077	2,435,357	\$18,845,464	\$71.92



Chapin High School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Chapin High School facility has an overall FCI of 1.8%

The total current cost for all building deficiencies is \$846,030. There are \$24,594 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$6,692,404. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$46,229,274.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Chapin High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	4	\$24,594	4402
Sub Total for System		1	items		\$24,594	
Sub Total for School and Site Level		1	items		\$24,594	

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	6,398	SF	3	\$59,505	4408
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,133	SF	3	\$33,533	4406
The Vinyl Composition Tile Requires Replacement	Capital Renewal	21,325	SF	3	\$168,899	4407
Ceiling Grid Requires Replacement	Capital Renewal	31,987	SF	4	\$143,567	4404
Interior Wood Walls Require Replacement	Deferred Maintenance	2,133	SF	4	\$11,385	4405
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	31,987	SF	5	\$159,262	4403
Sub Total for System		6	items		\$576,151	
Sub Total for Building 01 - Main Building		6	items		\$576,151	

Building: 03 - 2007 Concession Stand

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	262	SF	3	\$2,075	4409
Sub Total for System		1	items		\$2,075	
Sub Total for Building 03 - 2007 Concession Stand		1	items		\$2,075	

Building: 04 - Performing Arts Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	5,180	SF	3	\$48,177	4414
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,727	SF	3	\$13,678	4413
The Wood Flooring Requires Replacement	Capital Renewal	1,727	SF	3	\$31,728	4412
Ceiling Grid Requires Replacement	Capital Renewal	3,453	SF	4	\$15,498	4411
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,453	SF	5	\$17,192	4410
Sub Total for System		5	items		\$126,273	
Sub Total for Building 04 - Performing Arts Building		5	items		\$126,273	

Building: 05 - Mechanical Plant

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$7,915	4415
Sub Total for System		1	items		\$7,915	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$4,882	4416
Note: 8000 CFM						
Sub Total for System		1	items		\$4,882	
Sub Total for Building 05 - Mechanical Plant		2	items		\$12,797	

Building: 06 - Classroom Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement	Capital Renewal	187	SF	4	\$839	4418
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	187	SF	5	\$931	4417
Sub Total for System		2	items		\$1,770	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	18,664	SF	1	\$34,631	4421
Security Alarm is Missing or Inadequate	Functional Deficiency	18,664	SF	2	\$46,879	4420
Sub Total for System		2	items		\$81,510	



Facilities Feasibility Study

Chapin High School Condition Assessment

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	18,664	SF	1	\$20,860	4419
	Sub Total for System	1	items		\$20,860	
	Sub Total for Building 06 - Classroom Building	5	items		\$104,140	
	Total for Campus	20	items		\$846,030	

Buildings with no reported deficiencies

- 02 - 2007 ROTC Addition
- 07 - Mechanical Building
- 223 - Transportable-0223
- 257 - Transportable-257
- 318 - Transportable-0318
- 319 - Transportable-0319
- 320 - Transportable-0320
- 321 - Transportable-0321
- 339 - Transportable-339
- 357 - Transportable-357
- 407 - Transportable-0407
- 412 - Transportable-0412
- 510 - Transportable-510
- 654 - Transportable-654
- 737 - Transportable-737
- 767 - Transportable-767
- 785 - Transportable-785
- 821 - Transportable-821
- 835 - Transportable-835

Chapin High School Condition Assessment
Supporting Photos



Chapin HS - Track and Field



Chapin HS - Stained Ceiling Tiles



Chapin HS - Typical Restroom Fixtures and Finishes 02



Chapin HS - Typical Restroom Finishes and Fixtures 01



Chapin HS - Classroom 3



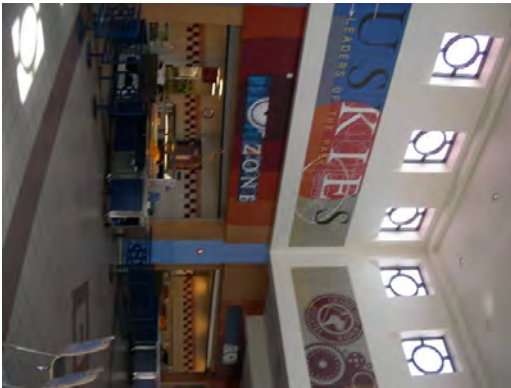
Chapin HS - Worn Library Carpet



Chapin HS - Bldg 4 Exterior



Chapin HS - Bleachers



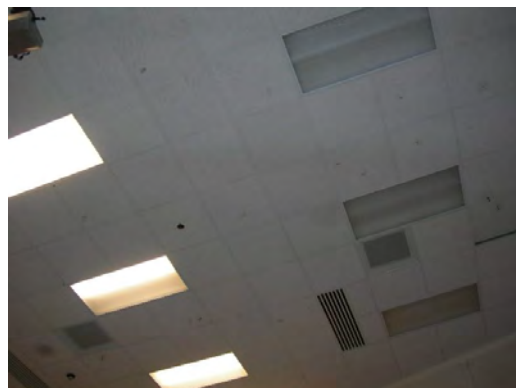
Chapin HS - Cafeteria 01



Chapin HS - Cafeteria 02



Chapin HS - Ceiling Damage



Chapin HS - Ceiling



Chapin HS - Child Care Lavatory



Chapin HS - Child Care Restroom



Chapin HS - Chilled Water Return Pumps



Chapin HS - Chilled Water Supply Pumps



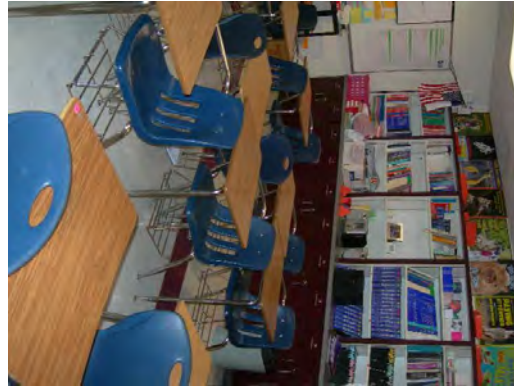
Chapin HS - Chiller Offline for Repair



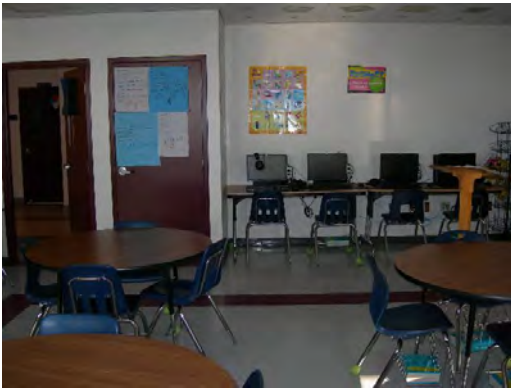
Chapin HS - Chiller Offline for Repair



Chapin HS - Chillers



Chapin HS - Classroom 01



Chapin HS - Classroom 02



Chapin HS - Condenser



Chapin HS - Cooling Tower Distribution Piping



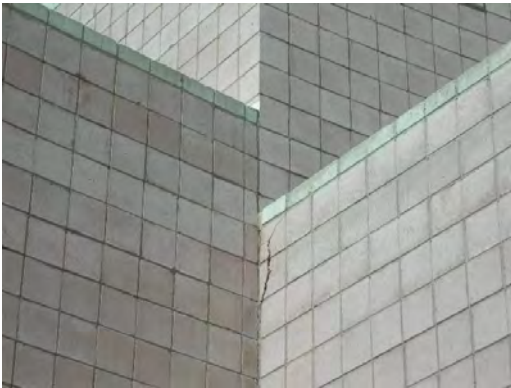
Chapin HS - Cooling Tower Pumps



Chapin HS - Cooling Towers



Chapin HS - Cornerbase



Chapin HS - Crack in Theater Wall



Chapin HS - Damaged Exterior Stair Wall



Chapin HS - Damaged Grid Ceiling



Chapin HS - Damaged VCT Flooring



Chapin HS - Exhaust Fan



Chapin HS - Exp Tank



Chapin HS - Flashing Joint



Chapin HS - Flooring General Condition



Chapin HS - Gym Hall



Chapin HS - Heating Boilers



Chapin HS - Heating Water Return Pumps



Chapin HS - Heating Water Supply Pumps



Chapin HS - Hot Water Boiler



Chapin HS - Hot Water Return Pumps



Chapin HS - Hot Water Storage



Chapin HS - Hot Water Supply



Chapin HS - Kitchen



Chapin HS - Library



Chapin HS - Main Entry



Chapin HS - Plant Roof



Chapin HS - Rear Elevation 01



Chapin HS - Rear Elevation 02



Chapin HS - Rear Elevation 03



Chapin HS - Restroom Damage



Chapin HS - Rooftop Equipment 01



Chapin HS - Rooftop Equipment 02



Chapin HS - Rooftop Packaged AC Unit



Facilities Feasibility Study
Charles Middle School Condition Assessment

Summary of Findings

The Charles Middle School Facility located at 4909 Trojan in El Paso, Texas, was built in 1974. It comprises 120,594 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,600,045.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,260,195	.00%	\$1,260,195	.00%	\$0.00	\$0
01	Main Building	98,873	1974	\$1,885,350	10.62%	\$6,465,694	36.44%	\$19.07	\$4,580,344
02	Gym Building	20,857	1974	\$454,500	12.14%	\$1,262,678	33.73%	\$21.79	\$808,178
411	Transportable-0411	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		120,594		\$3,600,045	16.75%	\$8,988,567	41.83%	\$29.85	\$5,388,522

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$12,139	\$432,317	\$815,739	\$1,260,195
Roofing	-	-	\$843,016	-	-	\$843,016
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$10,339	-	\$2,877	\$13,216
Interior	-	-	\$973,269	\$7,498	\$46,039	\$1,026,806
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$349,409	\$33,469	\$26,604	-	\$409,482
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	\$2,510	-	\$2,510
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$24,342	\$20,478	\$44,821
Other	-	-	-	-	-	\$0
Total	\$0	\$349,409	\$1,872,231	\$493,272	\$885,133	\$3,600,045

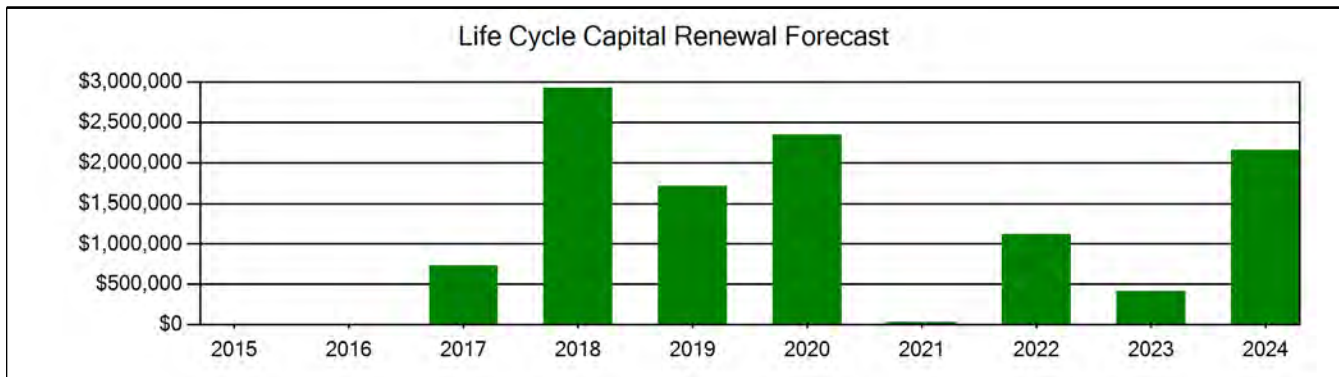
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,260,195	0	0	0	0	0	0	0	280,081	0	0	\$280,081	\$2.34
Roofing	843,016	0	0	0	0	0	0	0	222,525	0	0	\$222,525	\$1.86
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	13,216	0	0	0	27,663	0	238,659	2,877	178,084	25,885	1,916,389	\$2,389,557	\$19.96
Interior	1,026,806	0	12,832	205,773	886,273	11,985	408,629	31,826	87,457	12,832	11,094	\$1,668,701	\$13.94
Mechanical	0	0	0	0	1,882,151	185,339	221,765	0	353,177	0	225,134	\$2,867,566	\$23.95
Electrical	409,482	0	0	0	0	1,493,993	0	0	0	0	0	\$1,493,993	\$12.48
Plumbing	0	0	0	4,302	0	21,508	700,893	0	0	373,337	0	\$1,100,040	\$9.19
Fire and Life Safety	0	0	0	522,886	0	0	0	0	0	0	0	\$522,886	\$4.37
Technology	2,510	0	0	0	133,817	0	0	0	0	0	0	\$133,817	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	44,821	0	0	0	0	0	776,680	0	0	0	0	\$776,680	\$6.49
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,600,045	0	12,832	732,961	2,929,904	1,712,825	2,346,626	34,703	1,121,324	412,054	2,152,617	\$11,455,846	\$95.68



Charles Middle School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Charles Middle School facility has an overall FCI of 16.8%

The total current cost for all building deficiencies is \$3,600,045. There are \$1,260,195 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$5,388,522. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$21,487,944.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Charles Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	1,000	SF	3	\$12,139	1627
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	176	CAR	4	\$360,796	1626
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	8	Ea.	4	\$49,188	1630
Site Marquee Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	4	\$7,739	1625
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	4	\$14,594	1631
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	20,000	SF	5	\$251,431	1629
Play Field Requires Repair	Deferred Maintenance	67,500	SF	5	\$564,308	1628
Sub Total for System		7	items		\$1,260,195	
Sub Total for School and Site Level		7	items		\$1,260,195	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$35,794	1640
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$20,680	1641
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	23	Ea.	3	\$20,258	1639
The Canopy Lighting Requires Replacement	Deferred Maintenance	14	Ea.	4	\$24,830	1638
Sub Total for System		4	items		\$101,562	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	71,373	SF	3	\$652,170	1635
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	100	SF	3	\$265	1636
Sub Total for System		2	items		\$652,435	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	24	Door	3	\$3,308	1606
The Metal Panel Exterior Is Damaged And Requires Replacement	Capital Renewal	250	SF Wall	3	\$2,978	1605
Sub Total for System		2	items		\$6,286	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	175	Door	3	\$378,651	1612
The Carpet Flooring Requires Replacement	Capital Renewal	4,944	SF	3	\$45,982	1610
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	4,944	SF	3	\$39,449	1607
The Vinyl Composition Tile Requires Replacement	Capital Renewal	48,448	SF	3	\$383,719	1611
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$1,683	1609
Interior Gypboard Walls Require Repainting	Deferred Maintenance	6,500	SF Wall	5	\$19,345	1608
Sub Total for System		6	items		\$868,828	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$16,283	1643
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	1653
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,945	1654
Sub Total for System		3	items		\$29,657	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$28,201	1652
Note: 1200 amp						
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$32,544	1644
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$15,608	1645
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$7,842	1646
The Panelboard Requires Replacement	Capital Renewal	8	Ea.	2	\$41,955	1647
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	1648
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$29,801	1649
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$29,568	1650
Sub Total for System		8	items		\$192,645	



Facilities Feasibility Study

Charles Middle School Condition Assessment

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Satellite Antenna Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	4	\$2,510	1642
Sub Total for System		1	items		\$2,510	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	65	LF	4	\$14,077	1613
The Metal Student Lockers Require Repainting	Deferred Maintenance	749	Ea.	5	\$17,351	1634
Sub Total for System		2	items		\$31,428	
Sub Total for Building 01 - Main Building		28	items		\$1,885,350	

Building: 02 - Gymnasium

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	15	Ea.	3	\$13,212	1656
The Canopy Lighting Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,774	1655
Sub Total for System		2	items		\$14,985	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	20,857	SF	3	\$190,581	1637
Sub Total for System		1	items		\$190,581	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	21	Door	3	\$2,895	1615
The Brick Exterior Requires Repair	Deferred Maintenance	100	SF Wall	3	\$1,158	1614
The Exterior Requires Painting (Bldg SF)	Capital Renewal	617	SF	5	\$2,877	1632
Sub Total for System		3	items		\$6,930	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	26	Door	3	\$56,257	1622
The Carpet Flooring Requires Replacement	Capital Renewal	2,086	SF	3	\$19,401	1619
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	4,172	SF	3	\$33,289	1616
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,086	SF	3	\$16,522	1620
Interior Toilet Partition Requires Repair	Deferred Maintenance	15	Ea.	4	\$5,815	1618
Interior Gypboard Walls Require Repainting	Deferred Maintenance	6,500	SF Wall	5	\$19,345	1617
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	3,129	SF	5	\$7,349	1621
Sub Total for System		7	items		\$157,978	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$15,608	1659
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$32,544	1660
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,868	1657
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	1658
Sub Total for System		4	items		\$70,634	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	10	LF	4	\$2,166	1623
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$8,100	1624
The Metal Student Lockers Require Repainting	Deferred Maintenance	135	Ea.	5	\$3,127	1633
Sub Total for System		3	items		\$13,393	
Sub Total for Building 02 - Gymnasium		20	items		\$454,500	
Total for Campus		55	items		\$3,600,045	

Buildings with no reported deficiencies

411 - Transportable-0411

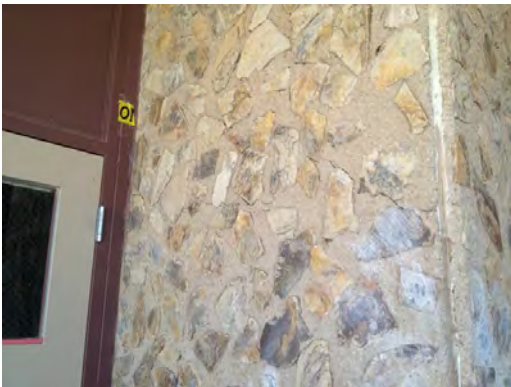
Charles Middle School Condition Assessment
Supporting Photos



Charles MS - Building Signage



Charles MS - Typical Classroom



Charles MS - Crack in Stone Wall



Charles MS - Damaged Stone Wall



Charles MS - Exterior



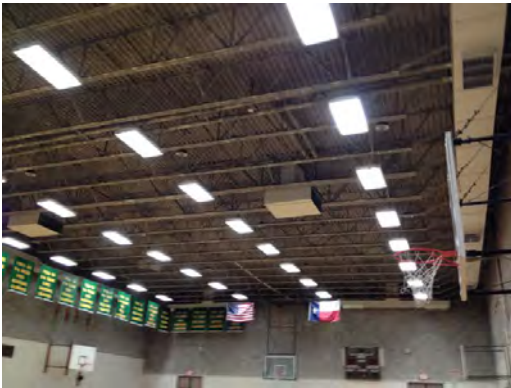
Charles MS - Front Elevation



Charles MS - Gym 01



Charles MS - Gym 02



Charles MS - Gym Exposed Ceiling



Charles MS - Hallway Finishes



Charles MS - Library



Charles MS - Lockers



Charles MS - Marquee



Charles MS - New Wing Exterior



Charles MS - Roof 01



Charles MS - Roof Condition



Charles MS - Roof Gutter



Charles MS - VCT Flooring



Facilities Feasibility Study
Cielo Vista Elementary School Condition Assessment

Summary of Findings

The Cielo Vista Elementary School Facility located at 9000 Basil in El Paso, Texas, was built in 1968. It comprises 64,876 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,381,279.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$156,312	.00%	\$156,312	.00%	\$0.00	\$0
01	Main Building	54,126	1968	\$1,080,058	11.15%	\$2,627,696	27.13%	\$19.95	\$1,547,638
Arts Building	Arts Building	6,430	1968	\$144,909	12.60%	\$368,753	32.05%	\$22.54	\$223,844
217	Transportable-0217	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
221	Transportable-0221	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
304	Transportable-0304	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
672	Transportable-672	864	1989	\$0	.00%	\$0	.00%	\$0.00	\$0
844	Transportable-844	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		64,876		\$1,381,279	12.75%	\$3,152,761	29.10%	\$21.29	\$1,771,482

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$3,179	\$153,133	-	\$156,312
Roofing	-	-	\$82,237	-	-	\$82,237
Structural	-	-	-	-	-	\$0
Exterior	-	\$27,495	\$20,842	-	\$6,908	\$55,244
Interior	-	\$238,451	\$369,540	\$3,365	\$3,324	\$614,681
Mechanical	-	-	\$7,336	-	-	\$7,336
Electrical	-	\$256,302	\$14,973	\$28,378	-	\$299,652
Plumbing	-	-	\$54,606	\$9,176	-	\$63,783
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$102,033	-	\$102,033
Other	-	-	-	-	-	\$0
Total	\$0	\$522,247	\$552,714	\$296,086	\$10,232	\$1,381,279

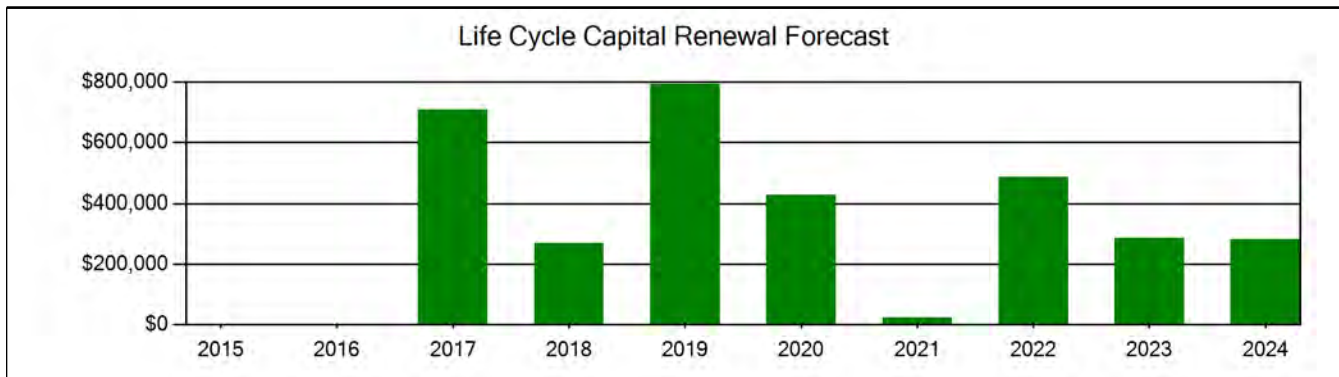
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	156,312	0	0	0	0	0	0	0	218,713	0	7,585	\$226,298	\$3.74
Roofing	82,237	0	0	421,238	0	0	0	0	0	0	0	\$421,238	\$6.96
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	55,244	0	0	0	15,000	0	0	24,483	142,467	15,508	0	\$197,458	\$3.26
Interior	614,681	0	0	47,521	156,022	22,736	246,810	0	59,494	186,711	0	\$719,294	\$11.88
Mechanical	7,336	0	0	0	32,651	79,181	62,201	0	64,745	0	275,284	\$514,062	\$8.49
Electrical	299,652	0	0	0	0	686,289	0	0	0	0	0	\$686,289	\$11.33
Plumbing	63,783	0	0	0	4,874	4,302	15,723	0	0	84,007	0	\$108,906	\$1.80
Fire and Life Safety	0	0	0	240,197	0	0	0	0	0	0	0	\$240,197	\$3.97
Technology	0	0	0	0	61,471	0	0	0	0	0	0	\$61,471	\$1.02
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	102,033	0	0	0	0	0	102,083	0	0	0	0	\$102,083	\$1.69
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,381,279	0	0	708,956	270,018	792,508	426,817	24,483	485,419	286,226	282,869	\$3,277,296	\$54.12





Cielo Vista Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Cielo Vista Elementary School facility has an overall FCI of 12.7%

The total current cost for all building deficiencies is \$1,381,279. There are \$156,312 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,771,482. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$10,835,285.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Cielo Vista Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement	Capital Renewal	1,000	SF	3	\$3,179	1534
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	71	CAR	4	\$145,549	1532
Gravel Paving Is Damaged And Requires Replacement	Capital Renewal	30	CAR	4	\$7,585	1531
Sub Total for System		3	items		\$156,312	
Sub Total for School and Site Level		3	items		\$156,312	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$35,794	1569
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,893	1570
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	11	Ea.	3	\$9,688	1568
The Canopy Lighting Requires Replacement	Deferred Maintenance	16	Ea.	4	\$28,378	1567
Sub Total for System		4	items		\$80,753	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	9,000	SF	3	\$82,237	1530
Sub Total for System		1	items		\$82,237	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	6	Door	2	\$23,745	1538
Exterior Door Hardware Requires Replacement	Deferred Maintenance	6	Ea.	3	\$15,907	1540
Exterior Metal Door Requires Repainting	Deferred Maintenance	12	Door	3	\$1,654	1539
The Brick Exterior Requires Repair	Deferred Maintenance	200	SF Wall	3	\$2,317	1536
The Exterior Requires Painting	Capital Renewal	2,000	SF Wall	5	\$6,280	1535
Sub Total for System		5	items		\$49,902	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	89	Door	2	\$175,390	1557
The Interior Door Hardware Requires Replacement	Capital Renewal	4	Door	2	\$7,883	1558
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	1	Door	2	\$3,750	1537
Interior Doors Require Replacement	Capital Renewal	4	Door	3	\$8,655	1546
Note: kitchen area						
The Carpet Flooring Requires Replacement	Capital Renewal	2,500	SF	3	\$23,251	1543
Note: front office						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,000	SF	3	\$39,896	1541
Note: cafeteria, commnuty room, some in hallways						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	35,000	SF	3	\$277,208	1544
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	100	SF Wall	4	\$1,683	1542
Note: misc tile damage in hallways						
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	1,250	SF	5	\$2,936	1545
Note: mech and storage rooms						
Sub Total for System		9	items		\$540,651	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	5	Ea.	2	\$27,139	1571
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,945	1573
Sub Total for System		2	items		\$35,084	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$21,179	1574
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	\$18,299	1575
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$20,978	1576
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$11,245	1577
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$21,375	1578
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,868	1579



Facilities Feasibility Study

Cielo Vista Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$44,352	1580
Sub Total for System		7	items		\$157,295	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	9	Ea.	3	\$18,118	1560
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3	\$9,681	1566
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$4,302	1559
Sub Total for System		3	items		\$32,101	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: science rooms	Capital Renewal	420	LF	4	\$90,956	1547
The Demonstration Storage Cabinets Require Replacement	Capital Renewal	15	LF	4	\$11,077	1548
Sub Total for System		2	items		\$102,033	
Sub Total for Building 01 - Main Building		33	items		\$1,080,058	

Building: Arts Building - Arts Buildings

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$10,762	1581
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	6	Ea.	3	\$5,285	1584
Sub Total for System		2	items		\$16,047	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	7	Door	3	\$965	1550
The Exterior Requires Painting Note: Repaint concrete at classroom entry. West.	Capital Renewal	200	SF Wall	5	\$628	1549
Sub Total for System		2	items		\$1,593	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	28	Door	2	\$55,179	1556
Interior Doors Require Replacement Note: boiler room doors	Capital Renewal	2	Door	3	\$4,327	1554
The Suspended Ceiling Grid and Tiles Require Replacement Location: Choir/Music	Capital Renewal	765	SF	3	\$6,104	1551
The Vinyl Composition Tile Requires Replacement Note: choir and music	Capital Renewal	1,275	SF	3	\$10,098	1553
Interior Ceramic Walls Require Repair Or Replacement Location: Locker Rooms	Capital Renewal	100	SF Wall	4	\$1,683	1552
Interior Doors Require Repainting	Deferred Maintenance	7	Door	5	\$389	1555
Sub Total for System		6	items		\$77,780	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$7,336	1564
Sub Total for System		1	items		\$7,336	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$5,228	1582
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	1583
Sub Total for System		2	items		\$10,473	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$17,141	1563
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	4	Ea.	3	\$8,053	1562
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$1,614	1565



Facilities Feasibility Study
Cielo Vista Elementary School Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$4,874	1561
	Sub Total for System	4	items		\$31,681	
	Sub Total for Building Arts Building - Arts Buildings	17	items		\$144,909	
	Total for Campus	53	items		\$1,381,279	

Buildings with no reported deficiencies

- 217 - Transportable-0217
- 221 - Transportable-0221
- 304 - Transportable-0304
- 672 - Transportable-672
- 844 - Transportable-844

Cielo Vista Elementary School Condition Assessment
Supporting Photos



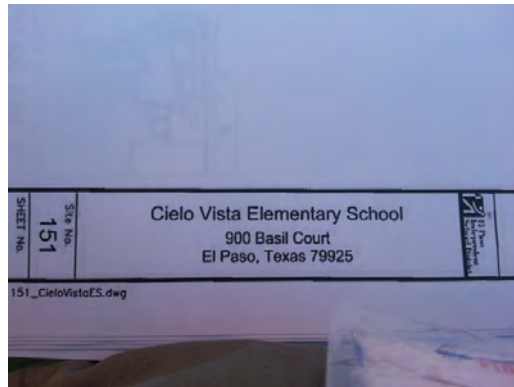
Cielo Vista - Large Room Evap



Cielo Vista - Non Working Damper at Room Evap



Cielo Vista - Room Evap Water Media Tray



Cielo Vista - School



Cielo Vista - Air Handling Unit



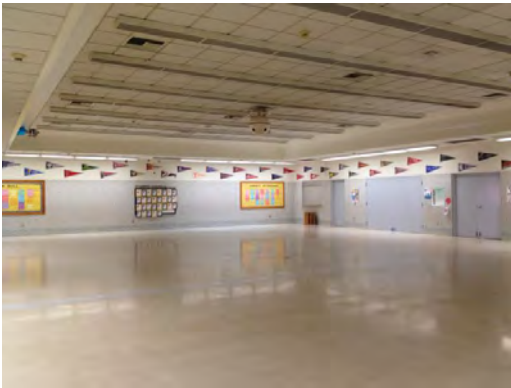
Cielo Vista - Arts building Roof



Cielo Vista - Auditorium Exhaust Fans



Cielo Vista - Cafeteria Ceiling



Cielo Vista - Cafeteria



Cielo Vista - Classroom



Cielo Vista - Covered Play Area



Cielo Vista - DDC Thermostat



Cielo Vista - Disabled Evap Damper



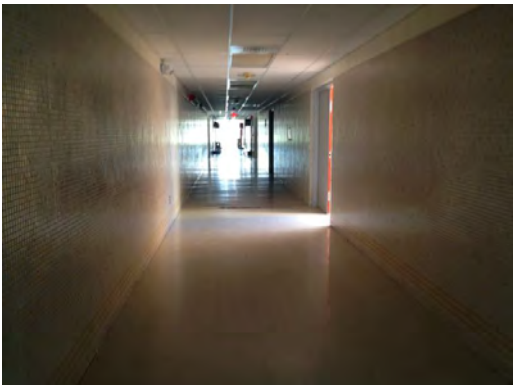
Cielo Vista - Elevation



Cielo Vista - Evap Fan 01



Cielo Vista - Evap Fan 02



Cielo Vista - Hallway Finishes



Cielo Vista - Inoperable Showers



Cielo Vista - Kitchen Roof Ventilator



Cielo Vista - Main Entry



Cielo Vista - Motor Controller



Cielo Vista - Play Area



Cielo Vista - Roof General Condition



Cielo Vista - Room Evap



Cielo Vista - Wash Basin



Facilities Feasibility Study
Clardy Elementary School Condition Assessment

Summary of Findings

The Clardy Elementary School Facility located at 5508 Delta in El Paso, Texas, was built in 1954. It comprises 76,289 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$5,082,750.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$357,366	.00%	\$374,823	.00%	\$0.00	\$17,457
01	Main Building	66,906	1954	\$4,725,273	39.47%	\$7,040,907	58.81%	\$70.63	\$2,315,634
02	Gym Building	5,063	2005	\$111	.01%	\$79,543	8.78%	\$0.02	\$79,432
302	Transportable-302	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
385	Transportable-385	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
398	Transportable-398	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
669	Transportable-669	864	1989	\$0	.00%	\$0	.00%	\$0.00	\$0
733	Transportable-733	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		76,289		\$5,082,750	39.47%	\$7,495,273	58.20%	\$66.62	\$2,412,523

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$354,071	\$2,880	\$356,950
Roofing	\$109,575	\$882	\$8,192	\$983,309	-	\$1,101,958
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,284,724	\$44,285	-	-	\$1,329,008
Interior	-	\$354,503	\$722,062	\$550,854	\$191,502	\$1,818,921
Mechanical	-	\$71,266	\$15,079	-	-	\$86,346
Electrical	-	\$27,629	-	-	-	\$27,629
Plumbing	-	-	-	\$12,526	-	\$12,526
Fire and Life Safety	-	\$215,929	-	-	-	\$215,929
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$96,084	-	-	-	\$37,399	\$133,483
Other	-	-	-	-	-	\$0
Total	\$205,659	\$1,954,933	\$789,618	\$1,900,760	\$231,781	\$5,082,750

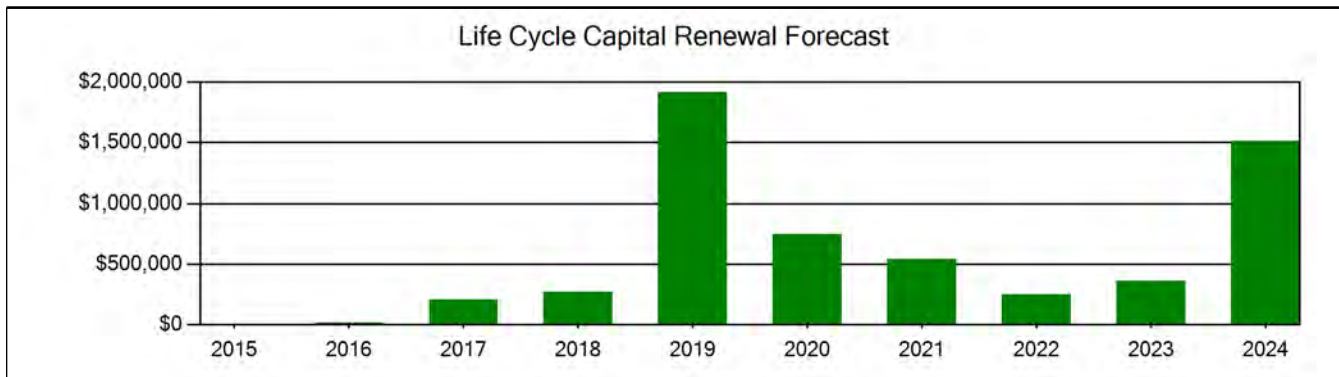
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	356,950	0	17,457	0	0	0	0	339,564	0	0	194,221	\$551,242	\$7.66
Roofing	1,101,958	0	0	0	0	4,819	0	0	0	0	597,565	\$602,384	\$8.37
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,329,008	0	0	0	40,064	0	180,807	0	101,088	231,547	0	\$553,506	\$7.69
Interior	1,818,921	0	0	0	15,310	16,696	556,007	200,104	35,425	61,491	187	\$885,220	\$12.30
Mechanical	86,346	0	0	0	211,851	526,401	0	0	1,526	0	630,708	\$1,370,486	\$19.04
Electrical	27,629	0	0	0	0	1,096,908	0	0	111,311	0	66,699	\$1,274,918	\$17.71
Plumbing	12,526	0	0	27,667	0	268,179	10,162	0	0	69,442	24,580	\$400,030	\$5.56
Fire and Life Safety	215,929	0	0	181,512	0	0	0	0	0	0	0	\$181,512	\$2.52
Technology	0	0	0	0	5,659	0	0	0	0	0	0	\$5,659	\$0.08
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	133,483	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	5,082,750	0	17,457	209,179	272,884	1,913,003	746,976	539,668	249,350	362,480	1,513,960	\$5,824,957	\$80.94



Clardy Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Clardy Elementary School facility has an overall FCI of 39.5%

The total current cost for all building deficiencies is \$5,082,750. There are \$357,366 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,412,523. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,877,413.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Clardy Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Competition Track Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	4	\$203,103	1762
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	3,800	LF	4	\$150,968	1758
Note: 6 ft						
Location: Main Building						
Site Marquee Is Damaged And Requires Repair	Deferred Maintenance	1	Ea.	5	\$2,880	1757
Note: 4x6						
Location: Main Building						
Sub Total for System		3	items		\$356,950	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$416	1984
Location: Main Building						
Sub Total for System		1	items		\$416	
Sub Total for School and Site Level		4	items		\$357,366	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	9,000	SF	1	\$109,575	1943
Coping Termination At End Wall Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$378	1942
Debris In Gutters Requires Removal	Deferred Maintenance	15	LF	2	\$114	1949
Re-Seal Metal Roof-To-Wall Flashing At Wall	Deferred Maintenance	60	LF	2	\$244	1941
The Roof Drains Require Cleaning	Deferred Maintenance	6	Ea.	2	\$146	1950
Strainers Are Missing And Needed	Deferred Maintenance	6	Ea.	3	\$8,124	1951
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	20	SF	3	\$68	1952
The Roof Requires Cleaning	Deferred Maintenance	66,906	SF	4	\$983,309	1947
Sub Total for System		8	items		\$1,101,958	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Glass Wall Requires Replacement (Bldg SF)	Capital Renewal	100	SF	2	\$2,536	1764
The Aluminum Storefront Exterior Door Requires Replacement	Capital Renewal	6	Door	2	\$29,890	1768
Note: 6x3						
The Metal Exterior Door Requires Replacement	Capital Renewal	7	Door	2	\$35,595	1767
Note: 6x3						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	1,728	SF	2	\$323,257	1770
Note: 96 @ 6x3						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	4,776	SF	2	\$893,446	1774
Note: 199 @ 8x3						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	13	Ea.	3	\$44,285	1769
Note: 6x3						
Sub Total for System		6	items		\$1,329,008	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	98	Door	2	\$248,152	1790
Note: 6x3						
The Interior Door Hardware Requires Replacement	Capital Renewal	42	Door	2	\$106,351	1794
Note: 6'x2'6"						
Interior Doors Require Replacement	Capital Renewal	94	Door	3	\$272,461	1789
Note: 6x3						
Interior Doors Require Replacement	Capital Renewal	42	Door	3	\$116,769	1793
Note: 6'x2'6"						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	4,600	SF	3	\$92,920	1788
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	23,400	SF	3	\$239,912	1778
Adhered acoustical ceiling tile	Deferred Maintenance	34,000	SF	4	\$217,518	1777
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	15,000	SF Wall	4	\$324,323	1786
Interior Storefront Doors Require Replacement	Capital Renewal	4	Door	4	\$9,012	1886
Note: Storefront						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	50,000	SF Wall	5	\$191,204	1784



Facilities Feasibility Study

Clardy Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	60	SF	5	\$187	1783
Sub Total for System		11	items		\$1,818,810	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	23	Ea.	2	\$71,266	1960
The Make Up Air Equipment Requires Replacement	Capital Renewal	1	Ea.	3	\$15,079	1961
Sub Total for System		2	items		\$86,346	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$27,213	1988
Sub Total for System		1	items		\$27,213	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4	\$12,526	1962
Sub Total for System		1	items		\$12,526	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	66,906	SF	2	\$215,929	1987
Sub Total for System		1	items		\$215,929	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	66,906	SF	1	\$96,084	1986
Sub Total for System		1	items		\$96,084	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Repainting	Deferred Maintenance	1,056	LF	5	\$37,399	1791
Sub Total for System		1	items		\$37,399	
Sub Total for Building 01 - Main Building		32	items		\$4,725,273	

Building: 02 - Gym

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Repainting	Deferred Maintenance	2	Door	5	\$111	1989
Note: 6x3						
Sub Total for System		1	items		\$111	
Sub Total for Building 02 - Gym		1	items		\$111	
Total for Campus		37	items		\$5,082,750	

Buildings with no reported deficiencies

- 302 - Transportable-302
- 385 - Transportable-385
- 398 - Transportable-398
- 669 - Transportable-669
- 733 - Transportable-733

Clardy Elementary School Condition Assessment
Supporting Photos



Clardy ES - Adhered Acoustical Tiles



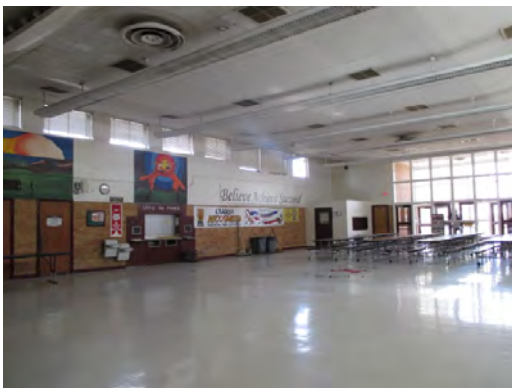
Clardy ES - Asphalt Paving



Clardy ES - Cafeteria Entry Doors



Clardy ES - Cafeteria Elevation



Clardy ES - Cafeteria



Clardy ES - Typical Classroom



Clardy ES - Computer Lab



Clardy ES - Sagging Grid Ceiling



Clardy ES - Paved Play Area



Clardy ES - Exterior Brick



Clardy ES - Exterior Finishes



Clardy ES - Gym Elevation



Clardy ES - Gym



Clardy ES - Hallway Finishes



Clardy ES - Library



Clardy ES - Marquee



Clardy ES - Playground



Clardy ES - Ponding on Roof



Clardy ES - Restroom Fixtures and Finishes



Clardy ES - Roof Condition



Clardy ES - Rooftop Equipment



Clardy ES - Debris on Roof



Clardy ES - Roof Drain Missing Cover



Clardy ES - Roof General Condition



Clardy ES - Roof Gutter



Clardy ES - Roof Window



Clardy ES - Skylight



Clardy ES - Soffit



Clardy ES - Typical Classroom



Clardy ES - Typical Windows



Clardy ES - Worn Track



Facilities Feasibility Study
Clendenin Elementary School Condition Assessment

Summary of Findings

The Clendenin Elementary School Facility located at 2701 Harrison in El Paso, Texas, was built in 1966. It comprises 69,595 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,600,673.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$450,495	.00%	\$469,917	.00%	\$0.00	\$19,422
01	Main Building	64,411	1966	\$1,150,178	9.98%	\$3,724,272	32.31%	\$17.86	\$2,574,094
233	Transportable-233	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
319	Transportable-319	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
609	Transportable-609	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
701	Transportable-701	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
750	Transportable-750	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
815	Transportable-815	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		69,595		\$1,600,673	13.89%	\$4,194,189	36.39%	\$23.00	\$2,593,516

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$109,249	\$303,531	\$37,715	\$450,495
Roofing	-	\$19,120	\$126,409	-	-	\$145,528
Structural	-	-	-	-	-	\$0
Exterior	-	\$15,830	\$1,654	-	\$7,065	\$24,548
Interior	-	-	\$587,491	\$19,557	\$74,947	\$681,996
Mechanical	-	\$44,161	\$277	\$2,325	-	\$46,764
Electrical	-	\$148,838	\$18,496	\$31,712	-	\$199,046
Plumbing	-	-	-	\$2,437	-	\$2,437
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$49,859	-	\$49,859
Other	-	-	-	-	-	\$0
Total	\$0	\$227,948	\$843,576	\$409,422	\$119,727	\$1,600,673

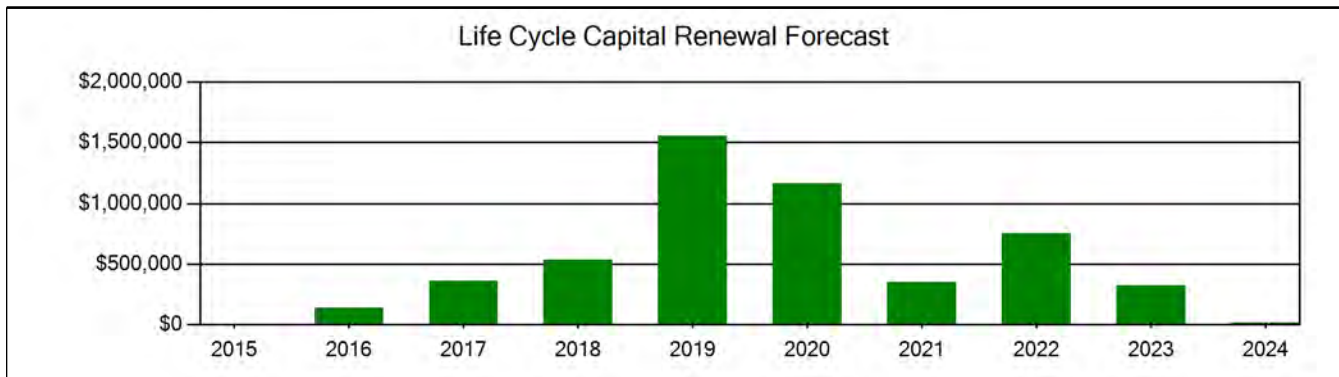
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	450,495	0	0	0	19,422	0	0	0	86,514	0	0	\$105,936	\$1.64
Roofing	145,528	0	0	0	218,486	0	0	274,125	0	0	0	\$492,611	\$7.65
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	24,548	0	0	0	0	0	3,419	38,774	47,489	0	12,695	\$102,377	\$1.59
Interior	681,996	0	140,531	76,517	166,338	17,034	846,041	40,152	48,507	140,531	0	\$1,475,651	\$22.91
Mechanical	46,764	0	0	0	61,154	734,544	0	0	569,842	0	4,287	\$1,369,827	\$21.27
Electrical	199,046	0	0	0	0	803,719	0	0	0	0	0	\$803,719	\$12.48
Plumbing	2,437	0	0	2,485	0	0	4,971	0	0	183,924	0	\$191,380	\$2.97
Fire and Life Safety	0	0	0	281,297	0	0	0	0	0	0	0	\$281,297	\$4.37
Technology	0	0	0	0	71,989	0	0	0	0	0	0	\$71,989	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	49,859	0	0	0	0	0	308,184	0	0	0	0	\$308,184	\$4.78
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,600,673	0	140,531	360,299	537,389	1,555,297	1,162,615	353,051	752,352	324,455	16,982	\$5,202,971	\$80.78





Clendenin Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Clendenin Elementary School facility has an overall FCI of 13.9%

The total current cost for all building deficiencies is \$1,600,673. There are \$450,495 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,593,516. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,525,060.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Clendenin Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	9,000	SF	3	\$109,249	1474
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	101	CAR	4	\$207,048	1473
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	6	Ea.	4	\$36,891	1476
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	1,500	LF	4	\$59,592	1472
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	3,000	SF	5	\$37,715	1475
Sub Total for System		5	items		\$450,495	
Sub Total for School and Site Level		5	items		\$450,495	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$10,762	1512
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	21	Ea.	3	\$18,496	1511
The Canopy Lighting Requires Replacement	Deferred Maintenance	9	Ea.	4	\$15,962	1510
Sub Total for System		3	items		\$45,221	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Expansion Joint Cover Should Be Replaced	Deferred Maintenance	100	LF	2	\$9,202	1500
Metal Coping Is Damaged Or Loose And Should Be Replaced	Deferred Maintenance	250	LF	2	\$9,918	1499
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	500	Ea.	3	\$53,309	1503
Note: Throughout roof						
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	8,000	SF	3	\$73,100	1501
Location: Kitchen roof						
Sub Total for System		4	items		\$145,528	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	4	Door	2	\$15,830	1478
Exterior Metal Door Requires Repainting	Deferred Maintenance	12	Door	3	\$1,654	1479
The Exterior Requires Painting	Capital Renewal	2,250	SF Wall	5	\$7,065	1477
Sub Total for System		3	items		\$24,548	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	57	Door	3	\$123,332	1486
The Carpet Flooring Requires Replacement	Capital Renewal	3,221	SF	3	\$29,957	1484
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	9,662	SF	3	\$77,095	1481
The Vinyl Composition Tile Requires Replacement	Capital Renewal	45,088	SF	3	\$357,107	1485
Adhered acoustical ceiling tile	Deferred Maintenance	1,288	SF	4	\$10,253	1498
Interior Toilet Partition Requires Repair	Deferred Maintenance	24	Ea.	4	\$9,305	1483
Note: 24 partitions						
Interior Doors Require Repainting	Deferred Maintenance	129	Door	5	\$7,160	1487
Interior Gypboard Walls Require Repainting	Deferred Maintenance	12,000	SF Wall	5	\$35,713	1482
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	6,442	SF	5	\$32,074	1480
Sub Total for System		9	items		\$681,996	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$16,283	1518
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$18,576	1519
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$15,891	1520
The Package Unit HVAC Component Requires Replacement	Capital Renewal	20	TonAC	2	\$44,161	1506
Ductwork Requires Replacement	Capital Renewal	15	LF	3	\$277	1505
Note: evap cooler ducting on roof						
The Small Diameter Exhausts/Hoods Require Replacement	Deferred Maintenance	1	Ea.	4	\$2,325	1509
Sub Total for System		6	items		\$97,514	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$19,715	1522
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$21,959	1513



Facilities Feasibility Study

Clendenin Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	8	Ea.	2	\$20,913	1514
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$10,489	1515
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$14,250	1516
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	20	EACH	4	\$15,749	1517
Sub Total for System		6	items		\$103,075	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$2,437	1507
Sub Total for System		1	items		\$2,437	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	80	LF	4	\$17,325	1488
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	390	LF	4	\$29,726	1490
The Upper Storage Cabinets Require Replacement	Capital Renewal	20	LF	4	\$2,808	1489
Sub Total for System		3	items		\$49,859	
Sub Total for Building 01 - Main Building		35	items		\$1,150,178	
Total for Campus		40	items		\$1,600,673	

Buildings with no reported deficiencies

- 233 - Transportable-233
- 319 - Transportable-319
- 609 - Transportable-609
- 701 - Transportable-701
- 750 - Transportable-750
- 815 - Transportable-815

Clendenin Elementary School Condition Assessment
Supporting Photos



Clendenin ES - Aged and Damaged Package Unit



Clendenin ES - Aged Disconnected Return Damper



Clendenin ES - Aged Drinking Fountain



Clendenin ES - Aged Transformer



Clendenin ES - Boiler Room



Clendenin ES - Broken Exhaust Fan Housing



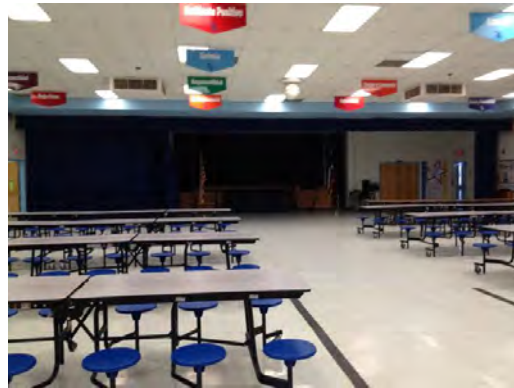
Clendenin ES - Broken Exhaust Fan



Clendenin ES - Broken Hose Bibb



Clendenin ES - Cabinetry



Clendenin ES - Cafeteria



Clendenin ES - Carrier Air Distribution Dampers



Clendenin ES - Carrier Air Handler



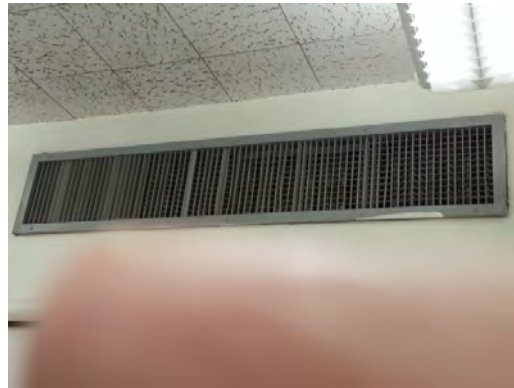
Clendenin ES - Chilled Air Supply Fans



Clendenin ES - Chilled Water Coil



Clendenin ES - Chimney



Clendenin ES - Electrical Equipment



Clendenin ES - Dated Faucet



Clendenin ES - Electrical Equipment



Clendenin ES - Elevation



Clendenin ES - Evap Cooler Distribution



Clendenin ES - Evap Furnance



Clendenin ES - Exterior Finishes



Clendenin ES - Exterior



Clendenin ES - Front Entry



Clendenin ES - Furnace AC Combo Unit



Clendenin ES - Hallway Finishes



Clendenin ES - Heating and Chilled Water Valves



Clendenin ES - Heating Thermostat



Clendenin ES - In Line Exhaust



Clendenin ES - In Line Ventilation Fan



Clendenin ES - kitchen Hood



Clendenin ES - Library



Clendenin ES - Mechanical Room Vents



Clendenin ES - Missing Pulley Guard



Clendenin ES - Old Switches



Clendenin ES - Pedestrian Paving



Clendenin ES - Plaque



Clendenin ES - Pneumatic air Compressor



Clendenin ES - Roof Condition 01



Clendenin ES - Roof Condition 02



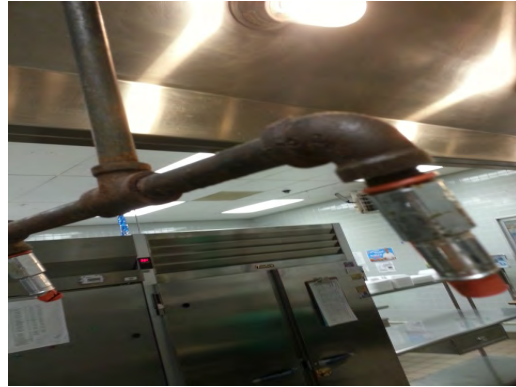
Clendenin ES - Roof Condition 03



Clendenin ES - Rooftop Chiller



Clendenin ES - Rusted Evap Duct



Clendenin ES - Rusted Hood Extinguisher Piping



Clendenin ES - Typical Classroom



Clendenin ES - Unit Heater



Clendenin ES - York Chiller

Summary of Findings

The Coldwell Elementary School Facility located at 4101 Altura in El Paso, Texas, was built in 1930. It comprises 67,039 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,156,951.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$314,288	.00%	\$555,438	.00%	\$0.00	\$241,150
01	Main Building	57,642	1930	\$2,825,793	27.40%	\$5,358,494	51.95%	\$49.02	\$2,532,701
02	Gym Building	5,077	2010	\$16,869	1.86%	\$98,576	10.85%	\$3.32	\$81,707
240	Transportable-240	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
282	Transportable-282	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
354	Transportable-354	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
401	Transportable-401	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
845	Transportable-845	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		67,039		\$3,156,951	28.13%	\$6,012,509	53.58%	\$47.09	\$2,855,558

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	\$314,288	\$314,288
Roofing	\$73,375	\$1,407	\$7,508	-	-	\$82,290
Structural	-	-	-	-	-	\$0
Exterior	-	\$706,216	\$10,959	-	\$42,656	\$759,831
Interior	-	-	\$948,611	\$31,288	\$626,318	\$1,606,217
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$197,878	\$15,555	\$21,686	-	\$235,119
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$159,204	-	\$159,204
Other	-	-	-	-	-	\$0
Total	\$73,375	\$905,501	\$982,634	\$212,178	\$983,263	\$3,156,951

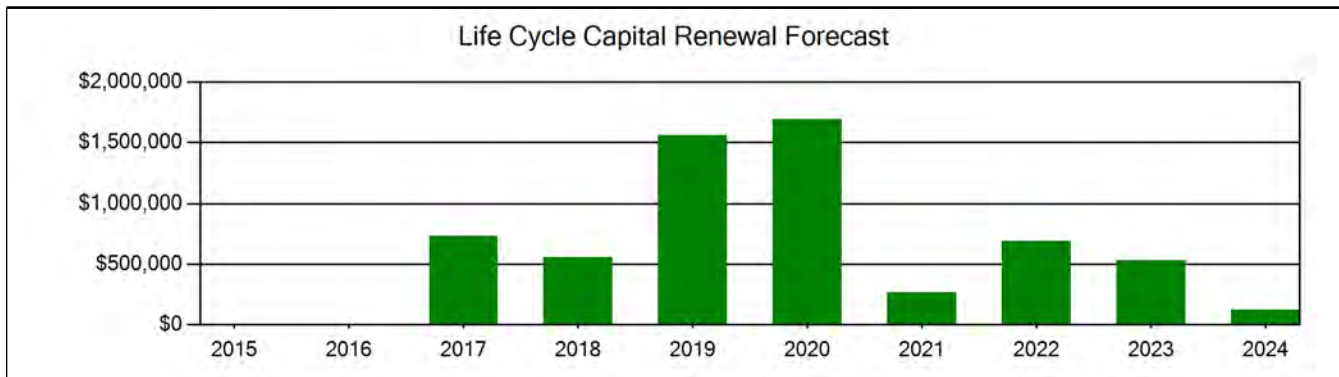
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	314,288	0	0	153,748	87,402	0	0	0	87,616	0	0	\$328,766	\$5.24
Roofing	82,290	0	0	55,839	0	285,166	0	0	241,593	32,990	0	\$615,588	\$9.82
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	759,831	0	0	0	23,438	0	0	91,256	162,349	0	0	\$277,043	\$4.42
Interior	1,606,217	0	0	159,309	185,544	1,515	334,622	173,228	114,377	23,947	0	\$992,542	\$15.83
Mechanical	0	0	0	2,703	165,545	297,394	832,301	0	70,808	198,796	49,827	\$1,617,374	\$25.79
Electrical	235,119	0	0	0	0	976,749	0	0	5,244	0	72,183	\$1,054,176	\$16.81
Plumbing	0	0	0	21,027	9,929	907	28,148	2,151	0	274,227	0	\$336,389	\$5.36
Fire and Life Safety	0	0	0	341,856	0	0	22,172	0	0	0	0	\$364,028	\$5.80
Technology	0	0	0	0	87,487	0	0	0	5,674	0	0	\$93,161	\$1.49
Conveyances	0	0	0	0	0	0	172,029	0	0	0	0	\$172,029	\$2.74
Specialties	159,204	0	0	0	0	0	300,367	0	0	0	0	\$300,367	\$4.79
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,156,951	0	0	734,482	559,345	1,561,731	1,689,639	266,635	687,661	529,960	122,010	\$6,151,463	\$98.08



Coldwell Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Coldwell Elementary School facility has an overall FCI of 28.1%

The total current cost for all building deficiencies is \$3,156,951. There are \$314,288 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,855,558. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,222,311.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Coldwell Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	25,000	SF	5	\$314,288	2196
Note: REPAVE ENTIRE REAR PLAY AREA - ASPHALT						
Sub Total for System		1	items		\$314,288	
Sub Total for School and Site Level		1	items		\$314,288	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$48,628	2259
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	13	Ea.	3	\$15,555	2258
The Canopy Lighting Requires Replacement	Deferred Maintenance	9	Ea.	4	\$21,686	2257
Sub Total for System		3	items		\$85,869	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	5,700	SF	1	\$73,375	2242
Debris In Gutters Requires Removal	Deferred Maintenance	175	LF	2	\$1,407	2252
Strainers Are Missing And Needed	Deferred Maintenance	3	Ea.	3	\$4,295	2254
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	350	SF	3	\$1,262	2255
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,872	2251
Note: 1@3x3						
Sub Total for System		5	items		\$82,211	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	468	SF	2	\$92,566	2200
Note: 39@ 4X3; REPLACE ALL WINDOWS. AGED AND WORN.						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	4,944	SF	2	\$559,442	2201
Note: 206@8X3; REPLACE ALL WINDOWS. AGED AND WORN.						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	28	SF	2	\$5,538	2202
Note: 7 @1X4; REPLACE ALL WINDOWS. AGED AND WORN.						
Exterior Metal Door Requires Repainting	Deferred Maintenance	28	Door	3	\$5,243	2199
Note: 28@7X3; ALL REMAMING EXTERIOR DOORS.						
The Exterior Requires Painting	Capital Renewal	10,000	SF Wall	5	\$42,656	2197
Note: REPAINT CONCRETE BASEMENT WALLS AND 1ST & 2ND FLOOR ACCENT.						
Sub Total for System		5	items		\$705,445	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	8	Door	2	\$40,756	2198
Note: 8@7X3; REPLACE WOOD DOORS AT MAIN ENTRY & WEST WING.						
Interior Doors Require Replacement	Capital Renewal	134	Door	3	\$393,898	2203
Note: 134@7X3; REPLACE MOST DOORS - AGED AND WORN.						
The Athletic Sport Flooring Requires Replacement	Capital Renewal	577	SF	3	\$18,336	2213
Note: HALLWAYS RAMPS						
The Carpet Flooring Requires Replacement	Capital Renewal	2,883	SF	3	\$36,427	2210
Note: FRONT OFFICE, X103, 205A.						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	11,529	SF	3	\$124,977	2205
Note: PRINCIPAL'S OFFICE, HALLWAYS, BASEMENT LOUNGE AND PLANNING, 116, 118, 112, STORAGE 51, KITCHEN OFFICE AND STORAGE, 205A, 218, 220, 212, 216, 210.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	34,586	SF	3	\$372,148	2211
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,000	SF Wall	4	\$22,861	2206
Note: REPAIR TILE IN 2ND FLOOR RR1 & RR2.						
Interior Toilet Partition Requires Repair	Deferred Maintenance	16	Ea.	4	\$8,427	2208
Note: 16@ 1,300 WALL SF; REPAIR TOILET PARTITIONS NEAR MAIN ENTRY.						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	150,000	SF Wall	5	\$606,484	2207
Note: REPAINT CLASSROOMS AND OFFICES.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,883	SF	5	\$19,501	2204
Note: ADHERED; WESTWING HALL AND BASEMENT.						
Sub Total for System		10	items		\$1,643,814	



Facilities Feasibility Study

Coldwell Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: 1200AMPS	Capital Renewal	1	Ea.	2	\$38,312	2260
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$14,206	2261
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$35,624	2262
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$61,107	2263
Sub Total for System		4	items		\$149,250	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: KINDERGARTEN ROOMS, LIBRARY FRONT DESK, NURSE'S OFFICE, SCIENCE 214 & 216, BASEMENT PLANNING AND LOUNGE, CLASSROOMS 114 & 116, CONFERENCE 103.	Capital Renewal	500	LF	4	\$147,106	2224
The Fixed Shelving Storage Cabinets Require Replacement Note: PRINCIPAL AND VP OFFICES, BASEMENT RESOURCE ROOM 004.	Capital Renewal	35	LF	4	\$3,624	2227
The Upper Storage Cabinets Require Replacement Note: NURSE'S OFFICE, BASEMENT PLANNING AND LOUNGE.	Capital Renewal	30	LF	4	\$5,723	2225
The Wardrobe Storage Cabinets Require Replacement Note: BASEMENT PLANNING AND LOUNGE.	Capital Renewal	10	LF	4	\$2,751	2226
Sub Total for System		4	items		\$159,204	
Sub Total for Building 01 - Main Building		31	items		\$2,825,793	

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing Note: PONDING UNDER EQUIPMENT TO WEST.	Deferred Maintenance	30	SF	3	\$80	2328
Sub Total for System		1	items		\$80	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 2@ 7X3; REPLACE WEST DOORS	Capital Renewal	2	Door	2	\$7,915	2313
Exterior Door Hardware Requires Replacement Note: 2@ 7X3	Deferred Maintenance	2	Ea.	3	\$5,302	2315
Exterior Metal Door Requires Repainting Note: 3@ 7X3	Deferred Maintenance	3	Door	3	\$414	2314
Sub Total for System		3	items		\$13,631	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: LEAK STAINED TILES IN OFFICES AND STORAGE.	Capital Renewal	102	SF	3	\$814	2316
The Vinyl Composition Tile Requires Replacement Note: RESTROOMS	Capital Renewal	254	SF	3	\$2,012	2317
Interior Doors Require Repainting Note: 6@ 7X3	Deferred Maintenance	6	Door	5	\$333	2318
Sub Total for System		3	items		\$3,159	
Sub Total for Building 02 - Gym		7	items		\$16,869	
Total for Campus		39	items		\$3,156,951	

Buildings with no reported deficiencies

- 240 - Transportable-240
- 282 - Transportable-282
- 354 - Transportable-354
- 401 - Transportable-401
- 845 - Transportable-845

Coldwell Elementary School Condition Assessment
Supporting Photos



Coldwell ES - Cafeteria



Coldwell ES - Elevation



Coldwell ES - Gym



Coldwell ES - Roof Ladder



Coldwell ES - Roof General Condition



Coldwell ES - Stage



Coldwell ES - Classroom



Facilities Feasibility Study
Collins Elementary School Condition Assessment

Summary of Findings

The Collins Elementary School Facility located at 4860 Tropicana in El Paso, Texas, was built in 1962. It comprises 71,985 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,212,371.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$798,118	.00%	\$990,324	.00%	\$0.00	\$192,206
01	Main Building	58,664	1962	\$2,411,170	22.97%	\$4,676,412	44.55%	\$41.10	\$2,265,242
02	Building 02	8,137	2010	\$3,083	.21%	\$207,172	14.23%	\$0.38	\$204,089
204	Transportable-204	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
300	Transportable-300	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
348	Transportable-348	864	1976	\$0	.00%	\$0	.00%	\$0.00	\$0
501	Transportable-501	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
752	Transportable-752	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
784	Transportable-784	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		71,985		\$3,212,371	26.88%	\$5,873,908	49.14%	\$44.63	\$2,661,537

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$66,946	\$68,340	\$660,005	\$795,292
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	\$148,061	\$229,712	-	\$48,715	\$426,488
Interior	-	-	\$825,015	\$30,405	\$255,023	\$1,110,442
Mechanical	-	\$14,283	\$154,243	-	-	\$168,527
Electrical	-	\$189,506	\$13,581	\$100,274	-	\$303,360
Plumbing	-	-	-	\$7,310	-	\$7,310
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$400,952	-	\$400,952
Other	-	-	-	-	-	\$0
Total	\$0	\$351,850	\$1,289,497	\$607,281	\$963,743	\$3,212,371

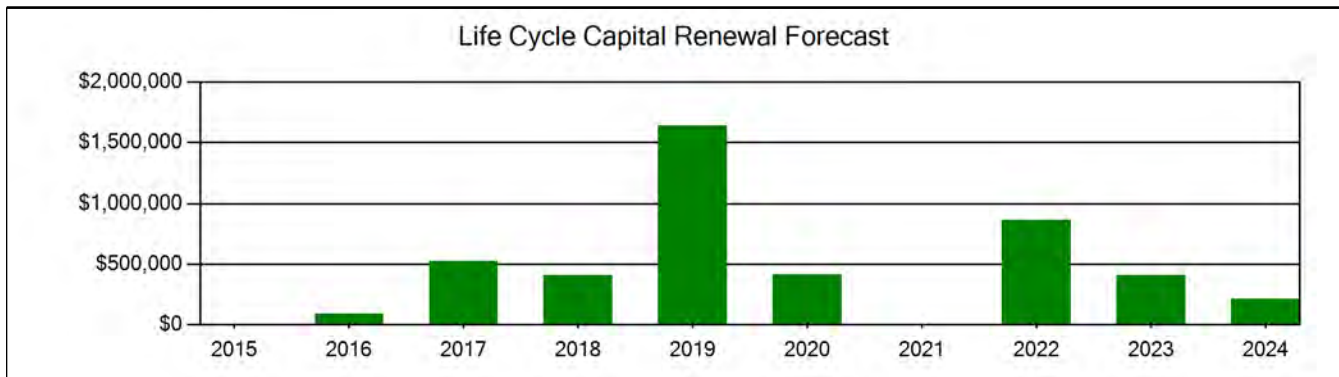
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	795,292	0	0	112,749	79,457	0	0	0	163,093	0	0	\$355,299	\$5.32
Roofing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	426,488	0	70,254	0	0	289,602	1,722	0	294,179	157,525	15,113	\$828,395	\$12.40
Interior	1,110,442	0	19,022	69,460	199,416	989	343,381	2,349	268,446	55,483	0	\$958,546	\$14.35
Mechanical	168,527	0	0	0	42,409	300,501	0	0	104,744	0	198,842	\$646,496	\$9.68
Electrical	303,360	0	0	0	0	1,047,596	0	0	26,801	0	0	\$1,074,397	\$16.08
Plumbing	7,310	0	0	13,808	3,129	0	25,958	4,302	0	194,269	0	\$241,466	\$3.61
Fire and Life Safety	0	0	0	328,958	0	0	35,536	0	0	0	0	\$364,494	\$5.46
Technology	0	0	0	0	84,187	0	0	0	9,094	0	0	\$93,281	\$1.40
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	400,952	0	0	0	0	0	8,507	0	0	0	0	\$8,507	\$0.13
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,212,371	0	89,276	524,975	408,598	1,638,688	415,104	6,651	866,357	407,277	213,955	\$4,570,881	\$68.43



Collins Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Collins Elementary School facility has an overall FCI of 26.9%

The total current cost for all building deficiencies is \$3,212,371. There are \$798,118 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,661,537. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,952,702.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Collins Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement Note: MISC CRACKS IN SIDEWALK TYP. ASPHALT AREA BEHIND SCHOOL. BRICK PAVERS IN COURTYARD NEED TO BE REDONE.	Capital Renewal	3,000	SF	3	\$9,536	3327
Brick Walks Are Damaged And Require Replacement Note: MISC CRACKS IN SIDEWALK TYP. ASPHALT AREA BEHIND SCHOOL. BRICK PAVERS IN COURTYARD NEED TO BE REDONE.	Capital Renewal	600	SF	3	\$20,994	3337
Concrete Walks Require Replacement Note: MISC CRACKS IN SIDEWALK TYP. ASPHALT AREA BEHIND SCHOOL. BRICK PAVERS IN COURTYARD NEED TO BE REDONE.	Capital Renewal	3,000	SF	3	\$36,416	3335
Concrete Paving Is Damaged And Requires Replacement Note: REPLACE SMALL CONCRETE LOT IN FRONT OF CAFETERIA.	Capital Renewal	5	CAR	4	\$11,413	3305
Exterior Basketball Goals Are Damaged And Require Replacement Note: ALL BASKETBALL GOALS OUTSIDE GYM	Deferred Maintenance	8	Ea.	4	\$49,188	3340
Site Marquee Is Damaged And Requires Replacement Note: 1 @6x10; 60SF; GRAPHIC IS FADED	Deferred Maintenance	1	Ea.	4	\$7,739	3301
Paved Play Requires Recoating And Resurfacing Note: ENTIRE PAVED AREA NEAR GYM	Deferred Maintenance	52,500	SF	5	\$660,005	3338
Sub Total for System		7	items		\$795,292	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting Note: Steel canopy at rear of site requires new paint Location: Rear of site	Capital Renewal	900	SF Wall	5	\$2,826	1994
Sub Total for System		1	items		\$2,826	
Sub Total for School and Site Level		8	items		\$798,118	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: 400AMP SWITCHGEAR	Capital Renewal	1	Ea.	2	\$13,829	3499
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$31,006	3500
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	12	Ea.	3	\$13,581	3497
The Canopy Lighting Requires Replacement	Deferred Maintenance	44	Ea.	4	\$100,274	3496
Sub Total for System		4	items		\$158,689	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Repair Note: MOST OF THE TILE UNDER CLASSROOM WINDOWS HAVE CRACKS.	Deferred Maintenance	12,906	SF Wall	2	\$148,061	3345
Sub Total for System		1	items		\$148,061	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 54 @ 7X6; REPLACE DOORS AT NW MECH. REPAINT INTERIOR SIDES OF ALL OTHERS	Deferred Maintenance	54	Door	3	\$9,564	3352
The Brick Exterior Requires Repair Note: EAST EALLS HAVE FLEMISH BRICK PATTERN WITH PROTRUDING BRICKS, MOST OF THESE ARE BROKEN OFF NEAR THE GROUND BELOW 8'	Deferred Maintenance	14,666	SF Wall	3	\$218,273	3344
The Metal Exterior Door Requires Repair Note: 2 @ 7X6; REPLACE DOORS AT NW MECH. REPAINT INTERIOR SIDES OF ALL OTHERS.	Deferred Maintenance	2	Door	3	\$1,187	3351
The Exterior Requires Cleaning Note: EXTERIOR BRICK NEEDS CLEANING	Deferred Maintenance	20,000	SF Wall	5	\$45,889	3342
Sub Total for System		4	items		\$274,912	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: 46 @ 7X3; 50 @ 7X3; REPLACE WOOD CLASSROOM HALL DOORS, REPAINT ALL OTHERS.	Capital Renewal	46	Door	3	\$127,890	3384
The Carpet Flooring Requires Replacement Note: REPLACE CARPET IN MAIN OFFICE.	Capital Renewal	587	SF	3	\$7,015	3361
The Ceramic Tile Flooring Requires Replacement Note: KITCHEN DISH AREA AND MISC DAMAGE SPOTS IN KITCHEN/CAFETERIA HALL AREAS.	Capital Renewal	1,173	SF	3	\$23,695	3379
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE ALL ACT THROUGHOUT.	Capital Renewal	17,599	SF	3	\$180,437	3355



Facilities Feasibility Study

Collins Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: CLASSROOMS, HALLS, STORAGE, ETC - MOST OF CAMPUS.	Capital Renewal	47,518	SF	3	\$483,585	3362
Acoustical Wall Panels Require Replacement	Deferred Maintenance	1,000	SF	4	\$7,704	3360
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,000	SF Wall	4	\$21,622	3456
Interior CMU Walls Require Repainting Note: REPAINT TEACHER'S LOUNGE.	Capital Renewal	500	SF	4	\$1,079	3357
Interior Doors Require Repainting Note: 50@ 7X3; REPLACE WOOD CLASSROOM HALL DOORS, REPAINT ALL OTHERS.	Deferred Maintenance	50	Door	5	\$3,566	3383
The Acoustical Ceilings Tiles Require Replacement Note: REPLACE ALL ACT THROUGHOUT.	Capital Renewal	39,305	SF	5	\$251,457	3353
Sub Total for System		10	items		\$1,108,048	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 50KVA	Capital Renewal	1	Ea.	2	\$7,956	3502
The Exterior Condenser Requires Replacement Note: 2@4TON AC	Capital Renewal	2	Ea.	2	\$14,283	3523
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 15000 CFM	Capital Renewal	9	Ea.	3	\$66,022	4448
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 5000 CFM	Capital Renewal	24	Ea.	3	\$88,222	4449
Sub Total for System		4	items		\$176,483	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stage Lighting Is Damaged, Broken Or Deficient	Functional Deficiency	7	Ea.	2	\$10,454	3501
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$24,143	3503
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$20,055	3514
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	3506
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$33,693	3507
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$38,292	3508
Sub Total for System		6	items		\$136,715	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4	\$3,008	4451
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$4,302	4450
Sub Total for System		2	items		\$7,310	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: REPLACE OLD BASE CABINETS IN CLASSROOMS, TYP. REPLACE UPPER AND BASE CABINETS IN TEACHER'S LOUNGE.	Capital Renewal	1,400	LF	4	\$389,573	3385
The Metal Student Lockers Require Replacement	Capital Renewal	10	Ea.	4	\$8,673	3482
The Upper Storage Cabinets Require Replacement Note: REPLACE OLD BASE CABINETS IN CLASSROOMS, TYP. REPLACE UPPER AND BASE CABINETS IN TEACHER'S LOUNGE.	Capital Renewal	15	LF	4	\$2,706	3386
Sub Total for System		3	items		\$400,952	
Sub Total for Building 01 - Main Building		34	items		\$2,411,170	

Building: 02 - Building 02

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: REPAINT EXTERIOR DOORS.	Deferred Maintenance	5	Door	3	\$689	3387
Sub Total for System		1	items		\$689	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: LEAK STAINED TILES IN OFFICE AREAS. SUGGESTIVE OF ROOF OR PIPING.	Capital Renewal	300	SF	3	\$2,394	3388
Sub Total for System		1	items		\$2,394	
Sub Total for Building 02 - Building 02		2	items		\$3,083	
Total for Campus		44	items		\$3,212,371	



Facilities Feasibility Study

Collins Elementary School Condition Assessment

Buildings with no reported deficiencies

204 - Transportable-204

300 - Transportable-300

348 - Transportable-348

501 - Transportable-501

752 - Transportable-752

784 - Transportable-784

Collins Elementary School Condition Assessment
Supporting Photos



Collins ES - Aged and Weathered Freezer Condensers01



Collins ES - Aged and Weathered Freezer Condensers 02



Collins ES - Broken Boiler Stack



Collins ES - Cafeteria 02



Collins ES - Cafeteria



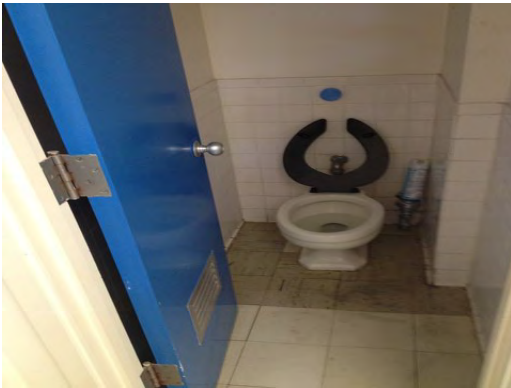
Collins ES - Classroom 01



Collins ES - Classroom 02



Collins ES - Classroom Fixtures 02



Collins ES - Classroom Restroom Fixtures



Collins ES - Classroom Roof Exhaust Hoods



Collins ES - Corroded Evap



Collins ES - Covered Walkway



Collins ES - Cracks in Paved Area



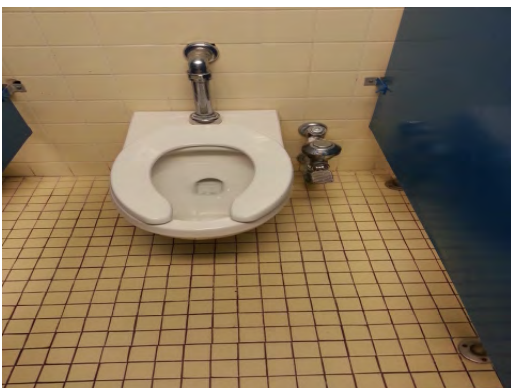
Collins ES - Damaged Roof Flashing



Collins ES - Damaged Exhaust fan



Collins ES - Damaged Foot Valve at Toilet 01



Collins ES - Damaged Foot Valve at Toilet 02



Collins ES - Damaged Tile Wall 01



Collins ES - Damaged Tile Wall 02



Collins ES - Dated Heating Thermostat



Collins ES - Disconnected Evap Water Line



Collins ES - Exterior Brick



Collins ES - Exterior Finishes



Collins ES - Exterior Tile



Collins ES - Front Elevation 01



Collins ES - Front Elevation 02



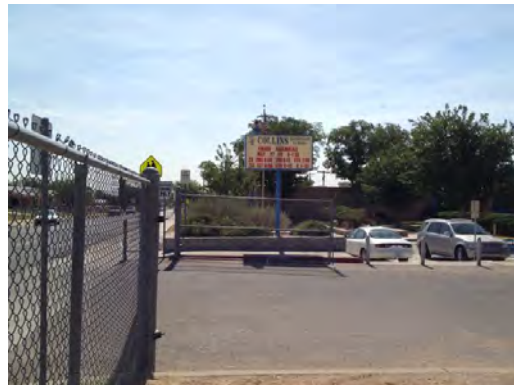
Collins ES - Gym Evap-Heater Combo



Collins ES - Gym



Collins ES - Improvised Unit Heater



Collins ES - Marquee



Collins ES - Roof General Condition 01



Collins ES - Roof General Condition 02



Collins ES - Rooftop Equipment 01



Collins ES - Rooftop Equipment 02



Collins ES - Rooftop Equipment 03



Collins ES - Rooftop Equipment 04



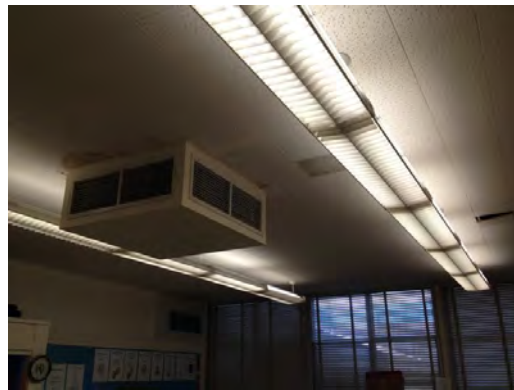
Collins ES - Rooftop Equipment 05



Collins ES - Rooftop Equipment 06



Collins ES - Signage



Collins ES - Typical Ceiling Condition



Collins ES - Unit Heater



Collins ES - Weathered Evap Damper



Collins ES - Worn VCT Flooring



Facilities Feasibility Study

Cooley Elementary School Condition Assessment

Summary of Findings

The Cooley Elementary School Facility located at 107 N. Collingsworth in El Paso, Texas, was built in 1950. It comprises 103,247 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,547,738.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	74,361	1969	\$1,567,696	11.78%	\$3,176,027	23.87%	\$21.08	\$1,608,331
02	Gym Building	5,077	2010	\$11,502	1.27%	\$84,697	9.32%	\$2.27	\$73,195
03	Building 03	3,648	1950	\$295,044	45.20%	\$395,362	60.57%	\$80.88	\$100,318
04	Building 04	3,648	1950	\$238,143	36.48%	\$339,592	52.03%	\$65.28	\$101,449
05	Building 05	4,186	1950	\$176,438	23.56%	\$308,497	41.19%	\$42.15	\$132,059
06	Kinderarten Building	8,250	1970	\$208,092	14.10%	\$417,255	28.27%	\$25.22	\$209,163
07	Custodian Building	1,493	1950	\$0	.00%	\$0	.00%	\$0.00	\$0
08	PreK/After-School Building	2,584	1950	\$50,823	10.99%	\$106,701	23.08%	\$19.67	\$55,878
Totals		103,247		\$2,547,738	13.99%	\$4,828,131	26.52%	\$24.68	\$2,280,393

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$127,385	\$11,919	\$139,304
Roofing	-	\$4,777	-	\$892,199	-	\$896,976
Structural	-	-	-	-	-	\$0
Exterior	-	\$252,926	\$379,766	-	\$35,588	\$668,279
Interior	-	\$1,971	\$147,453	\$164,156	\$120,545	\$434,125
Mechanical	-	-	\$2,111	-	-	\$2,111
Electrical	-	-	\$9,138	-	-	\$9,138
Plumbing	-	-	\$21,560	\$8,781	-	\$30,341
Fire and Life Safety	-	\$237,855	-	-	-	\$237,855
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$83,110	-	-	\$43,723	\$2,775	\$129,607
Other	-	-	-	-	-	\$0
Total	\$83,110	\$497,529	\$560,029	\$1,236,244	\$170,826	\$2,547,738

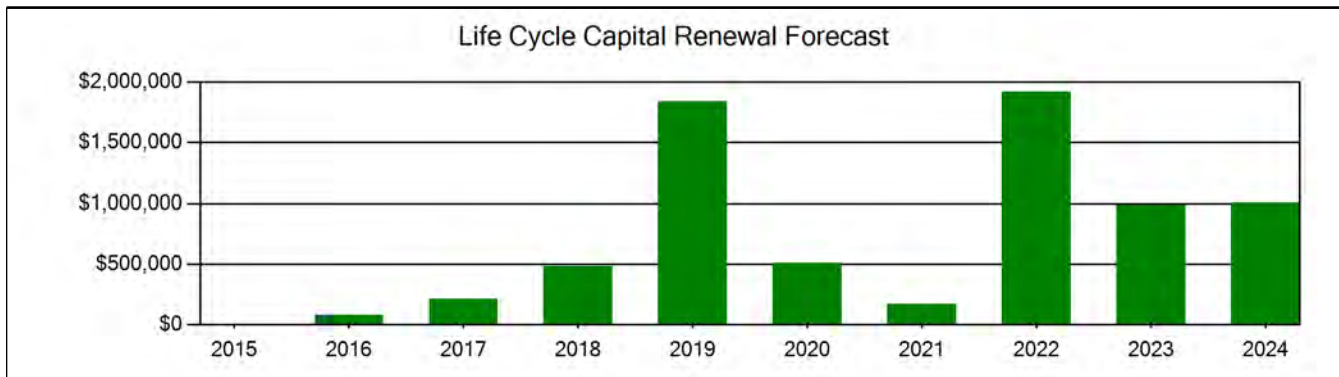
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	139,304	0	0	0	0	340,333	0	85,828	80,765	0	16,400	\$523,326	\$5.07
Roofing	896,976	0	0	0	0	0	0	0	500	0	539,455	\$539,955	\$5.23
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	668,279	0	0	0	503	2,073	146,795	75,858	1,157,374	0	11,802	\$1,394,405	\$13.51
Interior	434,125	0	80,532	0	198,658	102,555	301,538	8,272	311,752	830,582	34,579	\$1,868,468	\$18.10
Mechanical	2,111	0	0	0	245,609	62,191	0	0	13,413	0	217,211	\$538,424	\$5.21
Electrical	9,138	0	0	0	0	1,294,827	0	0	356,282	0	69,516	\$1,720,625	\$16.67
Plumbing	30,341	0	0	19,358	2,437	40,354	6,698	0	0	158,103	0	\$226,950	\$2.20
Fire and Life Safety	237,855	0	0	196,216	0	0	0	0	0	0	0	\$196,216	\$1.90
Technology	0	0	0	0	35,080	0	0	0	0	0	0	\$35,080	\$0.34
Conveyances	0	0	0	0	0	0	0	0	0	0	116,704	\$116,704	\$1.13
Specialties	129,607	0	0	0	0	0	57,172	0	0	0	0	\$57,172	\$0.55
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,547,738	0	80,532	215,574	482,287	1,842,333	512,203	169,958	1,920,086	988,685	1,005,667	\$7,217,325	\$69.90



Cooley Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Cooley Elementary School facility has an overall FCI of 14.0%

The total current cost for all building deficiencies is \$2,547,738. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,280,393. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$18,206,842.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Cooley Elementary School Condition Assessment

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement Note: parking lot behind cafeteria needs to be replaced	Capital Renewal	4	CAR	4	\$8,200	3015
Fencing Requires Replacement (8' Chain Link Fence) Note: 6', chain link fence enclosing the campus needs to be replaced	Capital Renewal	3,000	LF	4	\$119,185	3014
Paving Requires Restriping Note: need restriping on some of the spaces in the main parking lot	Deferred Maintenance	26	CAR	5	\$374	3016
Trash Receptacles Are Damaged And Require Replacement Note: replace trashcans in all restrrooms of main building	Deferred Maintenance	8	Ea.	5	\$11,545	3017
Sub Total for System		4	items		\$139,304	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Drains Require Cleaning	Deferred Maintenance	4	Ea.	2	\$76	3113
The Roof Requires Cleaning	Deferred Maintenance	55,000	SF	4	\$629,087	3112
Sub Total for System		2	items		\$629,162	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement Note: 7x3, all exterior doors need new hardware with better locking capabilities	Deferred Maintenance	8	Ea.	3	\$42,419	3007
Exterior Door Hardware Requires Replacement	Deferred Maintenance	8	Ea.	3	\$21,209	3020
The Fiberglass Panel Exterior Is Damaged And Requires Replacement Note: remove all ceramic tile on exterior wall (most preferable if not see options above)	Capital Renewal	3,718	SF Wall	3	\$27,080	3006
The Exterior Requires Cleaning Note: all ceramic tile needs to be cleared (if not removed immediately)	Deferred Maintenance	900	SF Wall	5	\$1,607	3004
The Exterior Requires Painting Note: all precast panels of ceramic tile (if not removed immediately) nneed to be repainted)	Capital Renewal	7,000	SF Wall	5	\$21,979	3005
Sub Total for System		5	items		\$114,293	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: ceramic floor tile in restrooms needs to be replaced due to age	Capital Renewal	3,700	SF	3	\$58,167	3011
The Vinyl Composition Tile Requires Replacement Note: 5% of VTC throughout building needs to be replaced	Capital Renewal	11,000	SF	3	\$87,122	3010
Interior Ceramic Walls Require Repair Or Replacement Note: ceramic wall tiles in restrooms need to be replaced due to age + some new tiles along corridor which are popping off	Capital Renewal	8,000	SF Wall	4	\$134,617	3009
The Concrete Flooring Is Damaged And Requires Replacement Note: epoxy coating in storage rooms needs to be replaced	Capital Renewal	2,000	SF	4	\$13,651	3012
The Acoustical Ceilings Tiles Require Replacement Note: about 10% of all ceiling tiles throughout building need to be replaced	Capital Renewal	7,400	SF	5	\$36,844	3008
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	7,436	SF	5	\$37,024	3021
Sub Total for System		6	items		\$367,425	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Air/Exhaust is Inadequate and Should be Repaired Note: replace kitchen exhaust fan	Deferred Maintenance	1	Ea.	3	\$2,111	3127
Sub Total for System		1	items		\$2,111	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: replace foot valve operated toilets	Capital Renewal	3	Ea.	3	\$6,039	3130
Sub Total for System		1	items		\$6,039	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood Note: replace kitchen exhaust hood (paint falling off)	Capital Renewal	1	Ea.	2	\$9,509	3129
Security Alarm Camera Is Missing And Needed	Functional Deficiency	8	Ea.	2	\$29,472	3185
Security Alarm is Missing or Inadequate	Functional Deficiency	74,361	SF	2	\$186,773	3183



Facilities Feasibility Study Cooley Elementary School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: need to install whole campus security system & cameras they have a lot of breaking in and vandalism						
Sub Total for System		3	items		\$225,754	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	74,361	SF	1	\$83,110	3182
Note: need to update PA system current system is very outdated and does not work properly						
Sub Total for System		1	items		\$83,110	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Repainting	Deferred Maintenance	18	LF	5	\$496	3013
Note: classroom needs base cabinets repainted						
Sub Total for System		1	items		\$496	
Sub Total for Building 01 - Main Building		24	items		\$1,567,696	

Building: 02 - Gym

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$1,971	3044
Interior Doors Require Replacement	Capital Renewal	1	Door	3	\$2,164	3042
Note: conference door needs to be replaced						
Sub Total for System		2	items		\$4,134	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Camera Is Missing And Needed	Functional Deficiency	2	Ea.	2	\$7,368	3177
Sub Total for System		1	items		\$7,368	
Sub Total for Building 02 - Gym		3	items		\$11,502	

Building: 03 - 1st Floor

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ground Mounted Lighting Is Missing And Needed	Functional Deficiency	3	Ea.	3	\$9,138	3175
Sub Total for System		1	items		\$9,138	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Requires Cleaning	Deferred Maintenance	3,648	SF	4	\$53,614	3114
Sub Total for System		1	items		\$53,614	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	96	SF	2	\$10,274	3047
Note: 1'x3'- replace all exterior windows						
The Storefront / Curtain Wall Is Damaged And Requires Replacement	Capital Renewal	770	SF Wall	3	\$138,587	3046
Note: storefront windows on front of building need to be replaced						
The Exterior Requires Painting	Capital Renewal	750	SF Wall	5	\$3,026	3045
Note: repaint brick and metal panels						
Sub Total for System		3	items		\$151,887	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,648	SF	5	\$23,338	3048
Note: replace all ailing tile						
Sub Total for System		1	items		\$23,338	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	3	\$7,760	3142
Note: 3 toilets have foot valves						
Sub Total for System		1	items		\$7,760	



Facilities Feasibility Study

Cooley Elementary School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm Camera Is Missing And Needed	Functional Deficiency	1	Ea.	2	\$4,734	3176
Sub Total for System		1	items		\$4,734	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs	Deferred Maintenance	4	Room	4	\$43,723	3055
The Base Storage Cabinets Require Repainting	Deferred Maintenance	24	LF	5	\$850	3049
Note: repaint 1 row of cabinets in all classrooms						
Sub Total for System		2	items		\$44,573	
Sub Total for Building 03 - 1st Floor		10	items		\$295,044	

Building: 04 - Building 4

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Coping Termination At End Wall Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$378	3121
The Roof Requires Cleaning	Deferred Maintenance	3,648	SF	4	\$53,614	3122
Sub Total for System		2	items		\$53,992	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	96	SF	2	\$10,274	3062
Note: replace all exterior windows						
The Storefront / Curtain Wall Is Damaged And Requires Replacement	Capital Renewal	770	SF Wall	3	\$138,587	3061
Note: store front windows need to be replaced						
The Exterior Requires Painting	Capital Renewal	750	SF Wall	5	\$3,026	3060
Note: repaint metal and brick						
Sub Total for System		3	items		\$151,887	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete Flooring Is Damaged And Requires Replacement	Capital Renewal	36	SF	4	\$316	3064
Note: restrooms need epoxy coated floor to be replaced						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,648	SF	5	\$23,338	3063
Note: replace all ceiling tile						
Sub Total for System		2	items		\$23,654	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	3	Ea.	3	\$7,760	3144
Note: have foot valves						
Sub Total for System		1	items		\$7,760	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Repainting	Deferred Maintenance	24	LF	5	\$850	3065
Note: repaint 1 row of cabinets in all classrooms						
Sub Total for System		1	items		\$850	
Sub Total for Building 04 - Building 4		9	items		\$238,143	

Building: 05 - Building 05

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutters Requires Removal	Deferred Maintenance	240	LF	2	\$1,826	3124
The Roof Requires Cleaning	Deferred Maintenance	4,186	SF	4	\$61,521	3123
Sub Total for System		2	items		\$63,347	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	30	SF	2	\$3,211	3071
Note: replace all exterior windows 1'x3'						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	578	SF	2	\$108,126	3068
Note: replace all exterior windows. 7'x2'6"						
Sub Total for System		2	items		\$111,337	



Facilities Feasibility Study

Cooley Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete Flooring Is Damaged And Requires Replacement Note: epoxy coated floors in restrooms need to be replaced	Capital Renewal	200	SF	4	\$1,754	3073
Sub Total for System		1	items		\$1,754	
Sub Total for Building 05 - Building 05		5	items		\$176,438	

Building: 06 - Building 6- Kinderdarten

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Requires Cleaning	Deferred Maintenance	8,250	SF	4	\$94,363	3125
Sub Total for System		1	items		\$94,363	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement Note: all exterior winwos need to be replaced	Capital Renewal	672	SF	2	\$97,835	3089
Exterior Door Hardware Requires Replacement Note: 7x3 exterior doors to main hallway need to have hardware replaced (need better locking capabilities)	Deferred Maintenance	4	Ea.	3	\$10,605	3088
The Exterior Requires Painting Note: repaint all precast panels	Capital Renewal	1,500	SF Wall	5	\$4,710	3087
Sub Total for System		3	items		\$113,150	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Repainting Note: repaint one row of fixed cabinets in each classrooms with cabinets	Deferred Maintenance	21	LF	5	\$579	3090
Sub Total for System		1	items		\$579	
Sub Total for Building 06 - Building 6- Kinderdarten		5	items		\$208,092	

Building: 08 - Building 8- PreK and afterschool

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Edge Metal Should Be Resecured Note: Wood	Deferred Maintenance	90	LF	2	\$2,498	3126
Sub Total for System		1	items		\$2,498	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement Note: replace all exterior windows	Capital Renewal	105	SF	2	\$21,704	3109
The Wood Exterior Is Damaged And Requires Replacement	Capital Renewal	100	SF Wall	2	\$1,501	3106
Exterior Metal Door Requires Repainting Note: 7x3. repaint 3 of the exterior doors (2 are a set of double doors)	Deferred Maintenance	3	Door	3	\$531	3108
The Fiberglass Panel Exterior Is Damaged And Requires Replacement Note: replace all exterior ceramic tile	Capital Renewal	80	SF Wall	3	\$749	3107
The Exterior Requires Painting (Bldg SF)	Capital Renewal	207	SF	5	\$1,240	3111
Sub Total for System		5	items		\$25,725	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Gypboard Walls Require Repair Note: gyp (or possibly plaster) is cracking + had evident creases showing beneath paint	Deferred Maintenance	2,250	SF Wall	4	\$13,819	3110
Sub Total for System		1	items		\$13,819	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement Note: replace non, with refrigerated	Capital Renewal	1	Ea.	4	\$3,132	3162
The Rest Room Lavatories Plumbing Fixtures Require Replacement Note: sinks are rusted	Capital Renewal	2	Ea.	4	\$5,650	3163
Sub Total for System		2	items		\$8,781	
Sub Total for Building 08 - Building 8- PreK and afterschool		9	items		\$50,823	
Total for Campus		65	items		\$2,547,738	



Facilities Feasibility Study

Cooley Elementary School Condition Assessment

Buildings with no reported deficiencies

07 - Building 7- Custodian Quarters

Cooley Elementary School Condition Assessment
Supporting Photos



Cooley ES - Parking



Cooley ES - Original Building Exterior



Cooley ES - Restroom Flooring



Cooley ES - Paved Play Areas



Cooley ES - Roof General Condition 01



Cooley ES - Roof Flashing



Cooley ES - Typical Windows



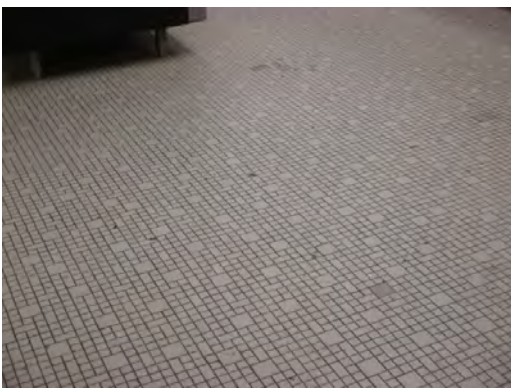
Cooley ES - Roof General Condition 02



Cooley ES - Cabinetry Separating From Wall



Cooley ES - Cafeteria



Cooley ES - Ceramic Tile Flooring



Cooley ES - Classroom



Cooley ES - Clogged Roof Drain



Cooley ES - Damaged Ceramic Tile Wall



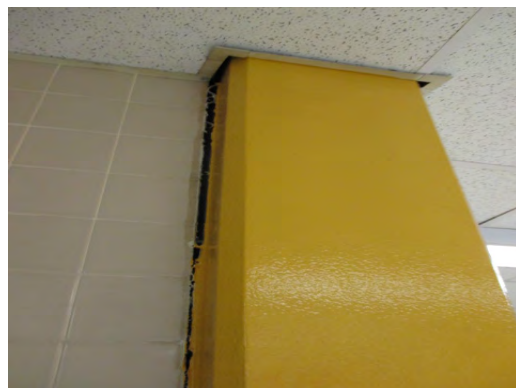
Cooley ES - Damaged Coping



Cooley ES - Damaged Epoxy Flooring



Cooley ES - Damaged Gypboard Wall



Cooley ES - Damaged Tile Wall



Cooley ES - Damaged VCT Flooring at Wall



Cooley ES - Damaged VCT Flooring



Cooley ES - Entryway



Cooley ES - Exterior Covered Walkway



Cooley ES - Exterior Finishes



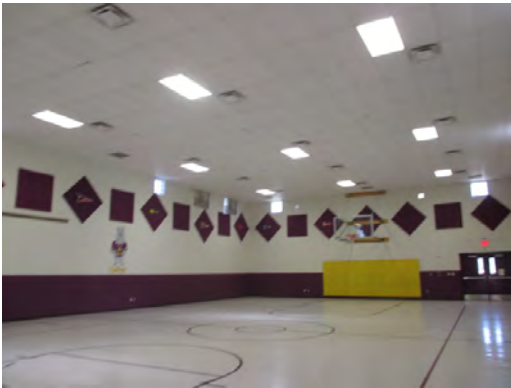
Cooley ES - Exterior Painted Concrete



Cooley ES - Front Entry



Cooley ES - Gym Elevation



Cooley ES - Gym



Cooley ES - Hallway Finishes



Cooley ES - Library



Cooley ES - Lock on Exterior Door 01



Cooley ES - Lock on Exterior Door 02



Cooley ES - Main Building Windows



Cooley ES - Marquee



Facilities Feasibility Study

Coronado High School Condition Assessment

Summary of Findings

The Coronado High School Facility located at 100 Champions Place in El Paso, Texas, was built in 1962. It comprises 380,935 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$12,942,799.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$2,418,382	.00%	\$2,833,199	.00%	\$0.00	\$414,817
01	Building A	67,566	1962	\$2,729,141	22.90%	\$6,204,495	52.05%	\$40.39	\$3,475,354
02	Building B	55,202	1962	\$1,959,559	20.12%	\$4,347,075	44.64%	\$35.50	\$2,387,516
03	Building C	49,820	1962	\$1,578,234	17.96%	\$3,968,113	45.15%	\$31.68	\$2,389,879
04	Building D	23,698	2007	\$13,023	.31%	\$650,990	15.57%	\$0.55	\$637,967
05	Building E	38,111	2009	\$14,566	.22%	\$891,405	13.26%	\$0.38	\$876,839
06	Cafeteria Building	18,867	1962	\$1,232,421	37.03%	\$1,801,493	54.12%	\$65.32	\$569,072
07	Gym Building	36,933	1962	\$1,312,782	20.15%	\$3,331,373	51.13%	\$35.54	\$2,018,591
08	ROTC Building	16,424	1962	\$146,284	5.05%	\$1,096,853	37.85%	\$8.91	\$950,569
09	Shop/Greenhouse Building	8,268	1962	\$414,212	28.40%	\$671,969	46.07%	\$50.10	\$257,757
10	2007 Auditorium Addition	38,592	2007	\$39,983	.59%	\$1,070,178	15.72%	\$1.04	\$1,030,195
11	Auxiliary Gym Building	9,351	1962	\$411,355	24.94%	\$879,898	53.34%	\$43.99	\$468,543
12	Choir/Band Building	8,701	1962	\$588,567	38.34%	\$1,071,602	69.81%	\$67.64	\$483,035
13	Field House	2,700	1975	\$47,504	9.97%	\$144,311	30.30%	\$17.59	\$96,807
14	Concessions Building	494	1962	\$36,787	42.21%	\$55,567	63.76%	\$74.47	\$18,780
15	Custodian Building	1,024	1962	\$0	.00%	\$0	.00%	\$0.00	\$0
375	Transportable-375	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
404	Transportable-404	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
683	Transportable-683	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
698	Transportable-698	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
801	Transportable-801	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
802	Transportable-802	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		380,935		\$12,942,799	19.52%	\$29,018,520	43.78%	\$33.98	\$16,075,721

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$32,775	\$1,131,588	\$1,254,018	\$2,418,382
Roofing	\$1,178,480	\$12,187	\$3,476	\$2,846	-	\$1,196,989
Structural	-	-	-	-	-	\$0
Exterior	-	\$209,808	\$175,251	-	\$330,762	\$715,820
Interior	-	\$238,023	\$2,271,457	\$232,529	\$464,335	\$3,206,344



Facilities Feasibility Study
Coronado High School Condition Assessment

Mechanical	-	-	\$253,421	\$340,514	\$141,131	\$735,066
Electrical	-	\$1,393,485	\$92,176	\$182,316	-	\$1,667,977
Plumbing	-	\$2,235	\$1,679,953	\$2,764	\$3,419	\$1,688,371
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$1,313,850	-	\$1,313,850
Other	-	-	-	-	-	\$0
Total	\$1,178,480	\$1,855,738	\$4,508,509	\$3,206,407	\$2,193,665	\$12,942,799

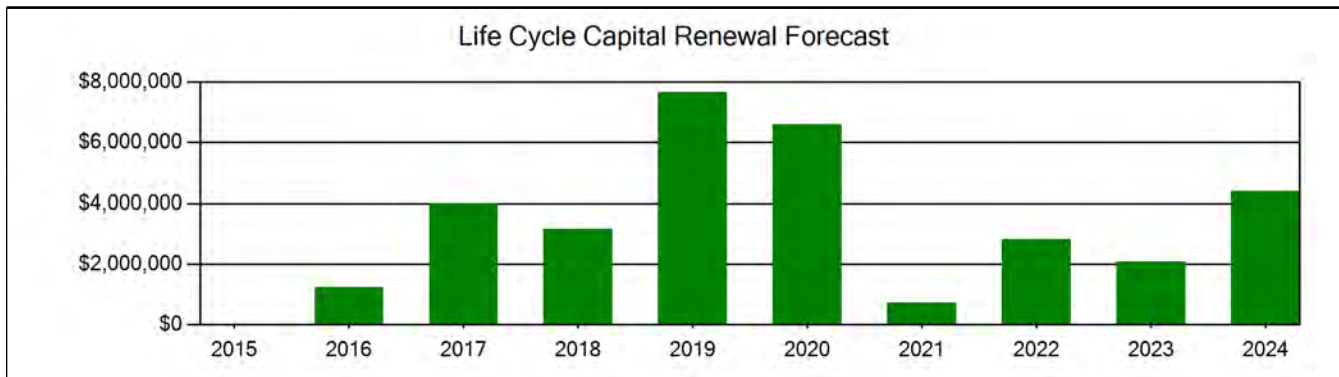
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	2,418,382	0	0	405,390	0	9,427	0	0	455,366	0	0	\$870,183	\$2.32
Roofing	1,196,989	0	0	156,140	789,441	23,239	0	154,198	0	0	22,903	\$1,145,921	\$3.05
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	715,820	0	2,221	997,810	0	1,234	489,874	276,368	919,866	260,623	1,592,286	\$4,540,282	\$12.08
Interior	3,206,344	0	1,212,461	694,290	1,647,983	381,980	1,309,812	224,222	620,648	1,121,982	106,353	\$7,319,731	\$19.48
Mechanical	735,066	0	19,627	0	291,580	1,863,185	2,837,897	71,659	408,574	0	1,290,416	\$6,782,938	\$18.05
Electrical	1,667,977	0	0	0	0	5,214,262	0	0	343,787	0	481,550	\$6,039,599	\$16.07
Plumbing	1,688,371	0	6,259	57,995	0	161,769	770,959	8,714	0	705,467	757,851	\$2,469,014	\$6.57
Fire and Life Safety	0	0	0	1,703,476	0	0	269,933	0	0	0	0	\$1,973,409	\$5.25
Technology	0	0	0	0	435,952	0	0	0	69,081	0	0	\$505,033	\$1.34
Conveyances	0	0	0	0	0	0	32,755	0	0	0	149,848	\$182,603	\$0.49
Specialties	1,313,850	0	0	0	0	0	877,975	0	0	0	0	\$877,975	\$2.34
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	12,942,799	0	1,240,568	4,015,101	3,164,956	7,655,096	6,589,205	735,161	2,817,322	2,088,072	4,401,207	\$32,706,688	\$87.04



Coronado High School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Coronado High School facility has an overall FCI of 19.5%

The total current cost for all building deficiencies is \$12,942,799. There are \$2,418,382 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$16,075,721. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$66,289,991.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Coronado High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Location: Bldg A	Capital Renewal	2,700	SF	3	\$32,775	2762
Asphalt Paving Is Damaged And Requires Replacement Location: Bldg A	Capital Renewal	552	CAR	4	\$1,131,588	2758
Play Field Requires Repair Note: Repair grass in baseball outfields, south and northeast playfields.	Deferred Maintenance	150,000	SF	5	\$1,254,018	2778
Sub Total for System		3	items		\$2,418,382	
Sub Total for School and Site Level		3	items		\$2,418,382	

Building: 01 - Building A

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	2891
The Exterior Dry Type Transformer Requires Replacement Note: 37.5 kVA Location: Site	Capital Renewal	1	Ea.	2	\$8,857	2892
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	8	Ea.	3	\$9,054	2890
The Canopy Lighting Requires Replacement	Deferred Maintenance	2	Ea.	4	\$4,558	2889
Sub Total for System		4	items		\$36,298	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	1,000	SF	1	\$12,175	2830
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	500	SF	3	\$1,705	2832
The Roof Operable Hatch Requires Replacement Note: 3x3	Deferred Maintenance	1	Ea.	3	\$1,770	2831
Sub Total for System		3	items		\$15,651	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	84	Door	3	\$14,877	2807
The Exterior Requires Painting	Capital Renewal	15,500	SF Wall	5	\$62,534	2805
Sub Total for System		2	items		\$77,411	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	2,027	SF	3	\$24,223	2810
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,352	SF	3	\$13,862	2809
The Vinyl Composition Tile Requires Replacement	Capital Renewal	40,540	SF	3	\$412,571	2811
Interior Doors Require Repainting Note: 3x7	Deferred Maintenance	44	Door	5	\$3,138	2812
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,378	SF	5	\$21,611	2808
Sub Total for System		5	items		\$475,405	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 37.5 KVA	Capital Renewal	2	Ea.	2	\$13,949	2893
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$20,923	2901
The Electrical Transformer Requires Replacement Note: 115 KVA	Capital Renewal	1	Ea.	2	\$12,338	2902
The Electrical Transformer Requires Replacement Note: 120 KVA	Capital Renewal	1	Ea.	2	\$12,338	2903
The Electrical Transformer Requires Replacement Note: 150 KVA	Capital Renewal	4	Ea.	2	\$49,353	2904
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	67,566	SF	4	\$340,514	2835
Duct Cleaning Required	Deferred Maintenance	67,556	SF	5	\$64,410	2837
Sub Total for System		7	items		\$513,826	



Facilities Feasibility Study

Coronado High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced Note: 24 Loads	Capital Renewal	1	Ea.	2	\$69,019	2894
The Motor Control Center Is Damaged And Should Be Replaced Note: 39 Loads	Capital Renewal	1	Ea.	2	\$82,621	2895
The Motor Control Center Is Damaged And Should Be Replaced Note: 16 Loads	Capital Renewal	1	Ea.	2	\$41,817	3666
The Panelboard Requires Replacement	Capital Renewal	10	Ea.	2	\$33,590	2897
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2898
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$45,775	2899
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$25,528	2900
Sub Total for System		7	items		\$305,089	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Are Damaged And Should Be Installed	Deferred Maintenance	3	Ea.	2	\$2,235	2839
The Toilets Plumbing Fixtures Require Repair	Deferred Maintenance	2	Ea.	3	\$5,319	2838
Sub Total for System		2	items		\$7,554	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	67,566	SF	3	\$696,456	2840
Sub Total for System		1	items		\$696,456	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	50	LF	4	\$13,913	2813
The Metal Student Lockers Require Replacement	Capital Renewal	667	Ea.	4	\$578,518	2826
The Upper Storage Cabinets Require Replacement	Capital Renewal	50	LF	4	\$9,021	2814
Sub Total for System		3	items		\$601,452	
Sub Total for Building 01 - Building A		34	items		\$2,729,141	

Building: 02 - Building B

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	16	Ea.	3	\$18,108	2960
Sub Total for System		1	items		\$18,108	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	27,601	SF	1	\$336,043	2935
Sub Total for System		1	items		\$336,043	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	31	Door	3	\$5,490	2919
The Exterior Requires Painting	Capital Renewal	12,500	SF Wall	5	\$50,430	2918
Sub Total for System		2	items		\$55,921	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	1,105	SF	3	\$13,205	2922
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,105	SF	3	\$11,329	2921
The Vinyl Composition Tile Requires Replacement	Capital Renewal	37,538	SF	3	\$382,020	2923
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	111	Door	5	\$7,916	2924
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	5,521	SF	5	\$35,321	2920
Sub Total for System		5	items		\$449,791	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 150 KVA	Capital Renewal	3	Ea.	2	\$37,015	2961
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$10,209	2962
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$12,338	2963



Facilities Feasibility Study

Coronado High School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Cleaning Required	Deferred Maintenance	55,202	SF	5	\$52,632	2939
Sub Total for System		4	items		\$112,194	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	2964
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$20,216	2965
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$18,310	2966
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$25,528	2967
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$18,996	2968
Sub Total for System		5	items		\$89,769	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	55,202	SF	3	\$569,011	2940
Sub Total for System		1	items		\$569,011	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	379	Ea.	4	\$328,723	2933
Sub Total for System		1	items		\$328,723	
Sub Total for Building 02 - Building B		20	items		\$1,959,559	

Building: 03 - Building C

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$19,482	3036
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,573	3026
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	11	Ea.	3	\$12,449	3025
The Canopy Lighting Requires Replacement	Deferred Maintenance	26	Ea.	4	\$59,253	3024
Sub Total for System		4	items		\$97,757	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Skylight pop-up	Capital Renewal	500	SF	1	\$8,710	3018
Sub Total for System		1	items		\$8,710	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Replacement Note: 7x3	Capital Renewal	12	Door	2	\$59,780	2987
Exterior Door Hardware Requires Replacement Note: 7x3	Deferred Maintenance	12	Ea.	3	\$40,878	2989
The Exterior Requires Painting	Capital Renewal	12,000	SF Wall	5	\$48,413	2986
Sub Total for System		3	items		\$149,071	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: 7x3	Capital Renewal	2	Door	2	\$5,064	3000
Interior Doors Require Replacement Note: 7x3	Capital Renewal	2	Door	3	\$5,560	2998
The Carpet Flooring Requires Replacement	Capital Renewal	9,964	SF	3	\$119,074	2995
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,491	SF	3	\$50,318	2997
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	14,496	SF	3	\$148,623	2991
The Vinyl Composition Tile Requires Replacement	Capital Renewal	34,874	SF	3	\$354,908	2996
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	4,000	SF Wall	4	\$86,486	2994
Interior Wood Walls Require Repair	Deferred Maintenance	400	SF Wall	4	\$8,690	2992
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	7	Door	5	\$499	2999
Sub Total for System		9	items		\$779,224	



Facilities Feasibility Study

Coronado High School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 150 KVA	Capital Renewal	1	Ea.	2	\$12,338	3030
The Electrical Transformer Requires Replacement Note: 37.5 KVA	Capital Renewal	3	Ea.	2	\$20,923	3031
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	10	Ea.	3	\$82,373	3019
Sub Total for System		3	items		\$115,634	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$27,213	3029
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$41,817	3027
The Motor Control Center Is Damaged And Should Be Replaced Note: 22 Loads	Capital Renewal	1	Ea.	2	\$55,418	3028
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$13,436	3032
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$36,620	3033
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	3034
The Panelboard Requires Replacement Note: 277/480 800A	Capital Renewal	1	Ea.	2	\$24,857	3035
Sub Total for System		7	items		\$212,125	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	660	LF	4	\$183,656	3001
The Upper Storage Cabinets Require Replacement	Capital Renewal	120	LF	4	\$21,650	3002
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$10,408	3003
Sub Total for System		3	items		\$215,713	
Sub Total for Building 03 - Building C		30	items		\$1,578,234	

Building: 04 - Building D

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Curbs Have Been Abandoned And Should Be Removed	Deferred Maintenance	1	Ea.	4	\$518	3043
Sub Total for System		1	items		\$518	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	6	Door	3	\$827	3037
Sub Total for System		1	items		\$827	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	12	Door	5	\$666	3039
Interior Gypboard Walls Require Repainting	Deferred Maintenance	3,700	SF Wall	5	\$11,012	3038
Sub Total for System		2	items		\$11,678	
Sub Total for Building 04 - Building D		4	items		\$13,023	

Building: 05 - Building E

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	8	Door	3	\$1,103	3057
Sub Total for System		1	items		\$1,103	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	12	Door	5	\$666	3059
Interior Gypboard Walls Require Repainting	Deferred Maintenance	4,300	SF Wall	5	\$12,797	3058
Sub Total for System		2	items		\$13,463	
Sub Total for Building 05 - Building E		3	items		\$14,566	



Facilities Feasibility Study

Coronado High School Condition Assessment

Building: 06 - Cafeteria

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$67,076	3255
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$13,147	3258
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	14	Ea.	3	\$15,844	3253
The Canopy Lighting Requires Replacement	Deferred Maintenance	6	Ea.	4	\$13,674	3252
Sub Total for System		4	items		\$109,741	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	18,867	SF	1	\$229,707	3240
Sub Total for System		1	items		\$229,707	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 7x3	Capital Renewal	5	Door	2	\$25,425	3189
Exterior Door Hardware Requires Replacement	Deferred Maintenance	5	Ea.	3	\$17,033	3191
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	8	Door	3	\$1,417	3190
The Exterior Requires Cleaning	Deferred Maintenance	10,000	SF Wall	5	\$22,944	3188
Sub Total for System		4	items		\$66,819	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: 7x3	Capital Renewal	2	Door	2	\$5,064	3203
The Carpet Flooring Requires Replacement	Capital Renewal	944	SF	3	\$11,281	3197
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	4,717	SF	3	\$48,362	3194
The Vinyl Composition Tile Requires Replacement	Capital Renewal	9,434	SF	3	\$96,009	3198
Metal Interior Doors Require Replacement Note: 7x3	Capital Renewal	2	Door	4	\$5,560	3200
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	33	Door	5	\$2,353	3202
Interior Gypboard Walls Require Repainting	Deferred Maintenance	8,000	SF Wall	5	\$30,593	3196
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	8,491	SF	5	\$54,322	3192
Sub Total for System		8	items		\$253,544	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$10,209	3261
Abandoned Equipment needs to be removed Note: Steam Boiler and Storage Tank	Deferred Maintenance	4	Ea.	3	\$5,622	3246
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	18,867	SF	3	\$165,426	3244
Duct Cleaning Required	Deferred Maintenance	18,867	SF	5	\$17,988	3241
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	40	Ea.	5	\$4,738	3243
Duct Register Requires Replacement	Deferred Maintenance	4	Ea.	5	\$1,363	3242
Sub Total for System		6	items		\$205,346	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3263
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	3265
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	3267
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	3268
The Panelboard Requires Replacement Note: 120/208 50A	Capital Renewal	1	Ea.	2	\$3,359	3269
The Panelboard Requires Replacement Note: 120/208 150A	Capital Renewal	1	Ea.	2	\$3,359	3270
Sub Total for System		6	items		\$38,735	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	18,867	SF	3	\$129,466	3249
Sub Total for System		1	items		\$129,466	



Facilities Feasibility Study

Coronado High School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	18,867	SF	3	\$194,477	3247
Sub Total for System		1	items		\$194,477	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	10	LF	4	\$2,783	3205
The Upper Storage Cabinets Require Replacement	Capital Renewal	10	LF	4	\$1,804	3206
Sub Total for System		2	items		\$4,587	
Sub Total for Building 06 - Cafeteria		33	items		\$1,232,421	

Building: 07 - Main Gym

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Canopy Lighting Requires Replacement	Deferred Maintenance	46	Ea.	4	\$104,831	3161
Sub Total for System		1	items		\$104,831	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	22,288	SF	1	\$271,357	3133
Sub Total for System		1	items		\$271,357	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 7x3	Capital Renewal	8	Door	2	\$40,680	3094
Exterior Door Hardware Requires Replacement Note: 7x3	Deferred Maintenance	9	Ea.	3	\$30,659	3096
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	6	Door	3	\$1,063	3095
The Exterior Requires Cleaning	Deferred Maintenance	30,000	SF Wall	5	\$68,833	3091
The Exterior Requires Painting	Capital Renewal	3,000	SF Wall	5	\$12,103	3092
Sub Total for System		5	items		\$153,338	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	58	Door	2	\$146,865	3103
The Wood Exterior Door Is Damaged And Requires Replacement Note: 7x3	Capital Renewal	1	Door	2	\$4,818	3093
Interior Doors Require Replacement Note: 7x3	Capital Renewal	47	Door	3	\$161,252	3101
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	739	SF	3	\$14,928	3132
The Vinyl Composition Tile Requires Replacement	Capital Renewal	10,341	SF	3	\$105,239	3099
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,000	SF Wall	4	\$21,622	3098
Metal Interior Doors Require Replacement	Capital Renewal	11	Door	4	\$24,784	3131
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	14	Door	5	\$998	3102
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	20,314	SF	5	\$129,961	3097
Sub Total for System		9	items		\$610,467	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 115 KVA	Capital Renewal	1	Ea.	2	\$12,338	3143
The Electrical Transformer Requires Replacement Note: 150 KVA	Capital Renewal	3	Ea.	2	\$37,015	3145
Sub Total for System		2	items		\$49,353	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,247	3146
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	3147
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	3148
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$27,465	3150
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	3152
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$18,996	3154
Sub Total for System		6	items		\$91,668	



Facilities Feasibility Study

Coronado High School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$8,348	3104
The Metal Student Lockers Require Replacement	Capital Renewal	18	Ea.	4	\$15,612	3128
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$7,806	3105
Sub Total for System		3	items		\$31,766	
Sub Total for Building 07 - Main Gym		27	items		\$1,312,782	

Building: 08 - Building 8 (ROTC)

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$7,922	3367
Sub Total for System		1	items		\$7,922	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Edge Metal Requires Replacement	Deferred Maintenance	350	LF	2	\$12,187	3346
The Roof Requires Cleaning	Deferred Maintenance	16,424	SF	4	\$2,328	3343
Sub Total for System		2	items		\$14,515	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	14	Door	3	\$2,479	3326
The Exterior Requires Cleaning	Deferred Maintenance	5,000	SF Wall	5	\$11,472	3324
The Exterior Requires Painting	Capital Renewal	500	SF Wall	5	\$2,017	3325
Sub Total for System		3	items		\$15,969	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	164	SF	3	\$3,313	3332
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	165	SF	3	\$1,692	3328
The Vinyl Composition Tile Requires Replacement	Capital Renewal	822	SF	3	\$8,365	3331
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	300	SF Wall	4	\$6,486	3330
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	15	Door	5	\$1,355	3333
Interior Gypboard Walls Require Repainting	Deferred Maintenance	6,500	SF Wall	5	\$24,857	3329
Sub Total for System		6	items		\$46,068	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,974	3369
The Electrical Transformer Requires Replacement Note: 9 KVA	Capital Renewal	1	Ea.	2	\$6,284	3371
Sub Total for System		2	items		\$13,258	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	3373
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	3374
The Panelboard Requires Replacement Note: 120/208 40A	Capital Renewal	1	Ea.	2	\$3,359	3377
Sub Total for System		3	items		\$22,591	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	3347
Sub Total for System		1	items		\$2,764	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$8,348	3334
The Metal Student Lockers Require Replacement	Capital Renewal	11	Ea.	4	\$9,541	3341
The Upper Storage Cabinets Require Replacement	Capital Renewal	15	LF	4	\$2,706	3336
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	10	LF	4	\$2,602	3339
Sub Total for System		4	items		\$23,197	
Sub Total for Building 08 - Building 8 (ROTC)		22	items		\$146,284	



Facilities Feasibility Study Coronado High School Condition Assessment

Building: 09 - Building 9 (Shop/Greenhouse)

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$25,890	3437
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	6	Ea.	3	\$6,790	3435
Sub Total for System		2	items		\$32,680	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	5,679	SF	1	\$69,142	3425
Sub Total for System		1	items		\$69,142	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	3	Door	2	\$15,255	3403
Note: 7x3						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	3	Ea.	3	\$10,220	3407
Exterior Metal Door Requires Repainting	Deferred Maintenance	1	Door	3	\$177	3405
Note: 7x3						
The Exterior Requires Painting	Capital Renewal	700	SF Wall	5	\$2,824	3399
Sub Total for System		4	items		\$28,476	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	2,157	SF	3	\$22,115	3410
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,295	SF	3	\$13,179	3414
Interior CMU Walls Require Repainting	Capital Renewal	20,000	SF	4	\$43,160	3413
Metal Interior Doors Require Replacement	Capital Renewal	2	Door	4	\$5,560	3416
Note: 7x3						
Interior Doors Require Repainting	Deferred Maintenance	2	Door	5	\$143	3417
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	4,314	SF	5	\$13,019	3415
Sub Total for System		6	items		\$97,177	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,974	3447
The Exterior Meter Service Is Damaged And Should Be Repaired	Deferred Maintenance	400	Amps	2	\$9,157	3436
Note: 2@400 Amps						
Sub Total for System		2	items		\$16,131	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	3450
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	3451
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	3452
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	3453
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$37,993	3454
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3455
Note: 102/208 150A						
Sub Total for System		6	items		\$85,380	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Fire Sprinklers	Code Compliance	8,268	SF	3	\$85,225	3426
Sub Total for System		1	items		\$85,225	
Sub Total for Building 09 - Building 9 (Shop/Greenhouse)		22	items		\$414,212	

Building: 10 - 2007 Auditorium Addition

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	9	Door	3	\$1,241	3457
Note: 7x3						
Sub Total for System		1	items		\$1,241	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,929	SF	3	\$15,278	3459



Facilities Feasibility Study

Coronado High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Repainting	Deferred Maintenance	23	Door	5	\$1,277	3460
Note: 7x3						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	6,000	SF Wall	5	\$17,857	3458
	Sub Total for System	3	items		\$34,411	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	20	LF	4	\$4,331	3463
	Sub Total for System	1	items		\$4,331	
	Sub Total for Building 10 - 2007 Auditorium Addition	5	items		\$39,983	

Building: 11 - Building 7 (gym 2)

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$33,528	3313
Note: 150 KVA						
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	14	Ea.	3	\$15,844	3312
	Sub Total for System	2	items		\$49,372	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	9,351	SF	1	\$113,849	3298
	Sub Total for System	1	items		\$113,849	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	6	Door	2	\$30,510	3288
Note: 7x3						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	6	Ea.	3	\$20,439	3292
Exterior Metal Door Requires Repainting	Deferred Maintenance	4	Door	3	\$708	3290
Note: 7x3						
The Exterior Requires Cleaning	Deferred Maintenance	8,000	SF Wall	5	\$18,356	3285
The Exterior Requires Painting	Capital Renewal	800	SF Wall	5	\$3,228	3286
	Sub Total for System	5	items		\$73,241	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$2,532	3297
Interior Doors Require Replacement	Capital Renewal	1	Door	3	\$2,780	3295
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	8,416	SF	3	\$86,286	3291
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,329	SF	3	\$23,702	3294
Interior Doors Require Repainting	Deferred Maintenance	5	Door	5	\$357	3296
Note: 7x3						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	8,000	SF Wall	5	\$30,593	3293
	Sub Total for System	6	items		\$146,250	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,974	3319
	Sub Total for System	1	items		\$6,974	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3321
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$18,310	3323
	Sub Total for System	2	items		\$21,669	
	Sub Total for Building 11 - Building 7 (gym 2)	17	items		\$411,355	

Building: 12 - Choir/Band

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	8,701	SF	1	\$105,935	3181
	Sub Total for System	1	items		\$105,935	



Facilities Feasibility Study

Coronado High School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 7x3	Capital Renewal	5	Door	2	\$25,425	3166
Exterior Door Hardware Requires Replacement	Deferred Maintenance	5	Ea.	3	\$17,033	3168
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	11	Door	3	\$1,948	3167
The Exterior Requires Cleaning	Deferred Maintenance	7,000	SF Wall	5	\$16,061	3164
The Exterior Requires Painting	Capital Renewal	700	SF Wall	5	\$2,824	3165
Sub Total for System		5	items		\$63,291	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	31	Door	2	\$78,497	3174
Interior Doors Require Replacement	Capital Renewal	23	Door	3	\$86,187	3173
The Carpet Flooring Requires Replacement	Capital Renewal	2,176	SF	3	\$26,004	3171
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	436	SF	3	\$8,807	3172
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	500	SF Wall	4	\$10,811	3170
Metal Interior Doors Require Replacement	Capital Renewal	8	Door	4	\$18,025	3179
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	8,614	SF	5	\$55,109	3169
Sub Total for System		7	items		\$283,439	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 120 KVA	Capital Renewal	1	Ea.	2	\$12,338	3184
Sub Total for System		1	items		\$12,338	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	3186
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	3187
Sub Total for System		2	items		\$19,482	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	120	Ea.	4	\$104,081	3180
Sub Total for System		1	items		\$104,081	
Sub Total for Building 12 - Choir/Band		17	items		\$588,567	

Building: 13 - Field House

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$6,165	3519
Sub Total for System		1	items		\$6,165	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	2,700	SF	1	\$25,583	3517
Sub Total for System		1	items		\$25,583	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$7,915	3515
Exterior Metal Door Requires Repainting Note: 7x3	Deferred Maintenance	1	Door	3	\$138	3511
The Exterior Requires Painting	Capital Renewal	200	SF Wall	5	\$628	3510
Sub Total for System		3	items		\$8,681	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	54	SF	3	\$431	3516
Interior CMU Walls Require Repainting	Capital Renewal	800	SF	4	\$1,344	3512
Interior Doors Require Repainting Note: 7x3	Deferred Maintenance	1	Door	5	\$56	3513
Sub Total for System		3	items		\$1,830	



Facilities Feasibility Study

Coronado High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3520
	Sub Total for System	1	items		\$5,244	
	Sub Total for Building 13 - Field House	9	items		\$47,504	

Building: 14 - Consession

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	491	SF	1	\$5,978	3504
	Sub Total for System	1	items		\$5,978	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	2	Ea.	3	\$6,813	3493
Exterior Metal Door Requires Repainting	Deferred Maintenance	4	Door	3	\$708	3492
Note: 7x3						
The Exterior Requires Cleaning	Deferred Maintenance	3,000	SF Wall	5	\$6,883	3489
The Exterior Requires Painting	Capital Renewal	300	SF Wall	5	\$1,210	3490
	Sub Total for System	4	items		\$15,615	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	54	SF	3	\$554	3494
Interior Doors Require Repainting	Deferred Maintenance	3	Door	5	\$214	3498
Note: 7x3						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	2,000	SF Wall	5	\$7,648	3495
	Sub Total for System	3	items		\$8,416	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3509
Note: 120/208 50A						
	Sub Total for System	1	items		\$3,359	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Is Missing And Should Be Installed	Deferred Maintenance	1	Ea.	5	\$3,419	3505
	Sub Total for System	1	items		\$3,419	
	Sub Total for Building 14 - Consession	10	items		\$36,787	
	Total for Campus	256	items		\$12,942,799	

Buildings with no reported deficiencies

- 15 - Custodian
- 375 - Transportable-375
- 404 - Transportable-404
- 683 - Transportable-683
- 698 - Transportable-698
- 801 - Transportable-801
- 802 - Transportable-802

Coronado High School Condition Assessment
Supporting Photos



Coronado HS - Marquee



Coronado HS -Mechanical Room



Coronado HS -Parking Lot Paving



Coronado HS -Pneumatic Powered Exhaust Louvered Vents on Gym Roof



Coronado HS - Pumps



Coronado HS -Restroom Fixtures



Coronado HS - Roof Exhaust Fan



Coronado HS -Rooftop Equipment 01



Coronado HS - Rooftop Equipment 02



Coronado HS - Classroom



Coronado HS - Ancillary Gym Evap



Coronado HS - Lockers



Coronado HS - Auditorium



Coronado HS - Auditorium Air Handlers



Coronado HS - Building E Exterior



Coronado HS - Building 4 Roof Exhaust



Coronado HS - Cafeteria Exterior



Coronado HS - Cafeteria Exterior



Coronado HS - Cooling Tower



Coronado HS - Cafeteria



Coronado HS - Courtyard



Coronado HS - Corroded Evap



Coronado HS - Dared Thermostat 01



Coronado HS - Damaged Asphalt Play Area



Coronado HS - Dated Urinal



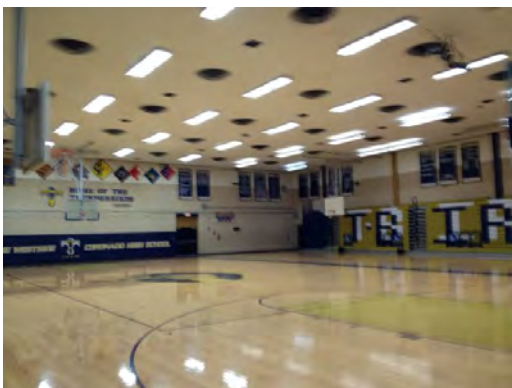
Coronado HS - Dated Thermostat 02



Coronado HS - Greenhouse



Coronado HS - Exterior



Coronado HS - Gym



Coronado HS - Gym Roof



Coronado HS - Lab Sinks



Coronado HS - Hallway Finishes



Facilities Feasibility Study
Crockett Elementary School Condition Assessment

Summary of Findings

The Crockett Elementary School Facility located at 3200 Wheeling in El Paso, Texas, was built in 1920. It comprises 91,983 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$5,590,270.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Exterior Site	0	0	\$828,747	.00%	\$947,932	.00%	\$0.00	\$119,185
	Main Building	91,983	1920	\$4,761,523	28.93%	\$8,398,031	51.03%	\$51.77	\$3,636,508
Totals		91,983		\$5,590,270	33.97%	\$9,345,963	56.78%	\$60.78	\$3,755,693

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$68,281	\$289,034	\$471,433	\$828,747
Roofing	\$808,396	\$42,388	\$4,455	-	-	\$855,239
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,132,007	\$5,430	-	\$11,543	\$1,148,981
Interior	-	-	\$1,894,623	\$49,050	\$310,946	\$2,254,619
Mechanical	-	-	\$161,187	-	-	\$161,187
Electrical	-	\$220,115	\$39,487	\$43,372	-	\$302,974
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$38,522	-	\$38,522
Other	-	-	-	-	-	\$0
Total	\$808,396	\$1,394,511	\$2,173,463	\$419,978	\$793,922	\$5,590,270

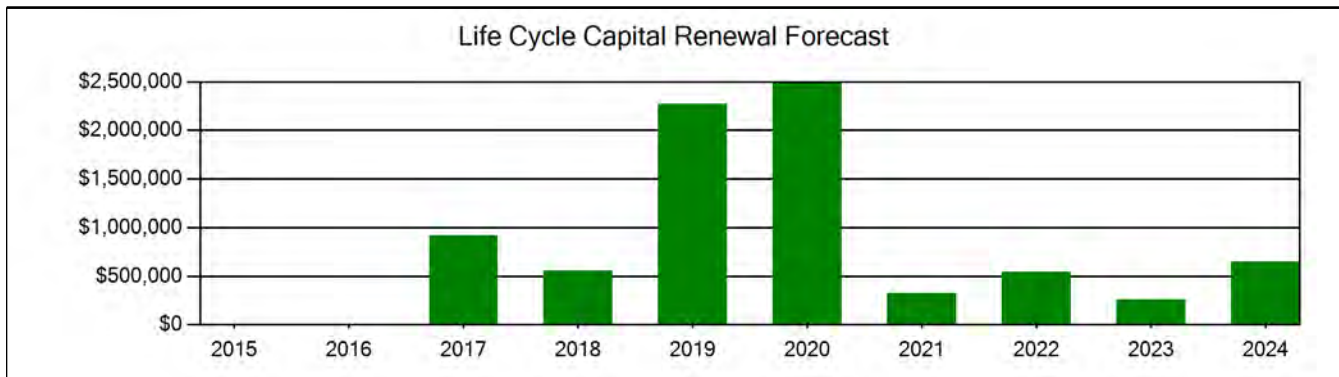
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	828,747	0	0	0	119,185	0	0	0	103,525	0	0	\$222,710	\$2.42
Roofing	855,239	0	0	0	0	0	0	0	0	0	55,681	\$55,681	\$0.61
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,148,981	0	0	4,760	0	0	0	5,826	155,852	0	20,491	\$186,929	\$2.03
Interior	2,254,619	0	0	350,781	6,221	0	101,055	323,151	248,220	0	573,715	\$1,603,143	\$17.43
Mechanical	161,187	0	0	0	293,398	713,178	1,341,073	0	34,299	0	0	\$2,381,948	\$25.90
Electrical	302,974	0	0	0	0	1,558,660	0	0	0	0	0	\$1,558,660	\$16.95
Plumbing	0	0	0	23,473	0	907	689,458	0	0	262,928	0	\$976,766	\$10.62
Fire and Life Safety	0	0	0	545,521	0	0	0	0	0	0	0	\$545,521	\$5.93
Technology	0	0	0	0	139,609	0	0	0	0	0	0	\$139,609	\$1.52
Conveyances	0	0	0	0	0	0	172,029	0	0	0	0	\$172,029	\$1.87
Specialties	38,522	0	0	0	0	0	184,837	0	0	0	0	\$184,837	\$2.01
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	5,590,270	0	0	924,535	558,413	2,272,745	2,488,452	328,977	541,896	262,928	649,887	\$8,027,833	\$87.28



Crockett Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Crockett Elementary School facility has an overall FCI of 34.0%

The total current cost for all building deficiencies is \$5,590,270. There are \$828,747 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,755,693. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$16,458,518.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Crockett Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: EXTENSIVE CRACKING AND DAMAGE; REPLACE APPROX 75% OF TOTAL WALKWAYS.	Capital Renewal	5,625	SF	3	\$68,281	2816
Asphalt Paving Is Damaged And Requires Replacement Note: ALL PARKING LOTS;	Capital Renewal	114	CAR	4	\$233,698	2815
Exterior Basketball Goals Are Damaged And Require Replacement Note: GOALS AT SOUTH PAVED PLAY AREA	Deferred Maintenance	9	Ea.	4	\$55,336	2818
Paved Play Requires Recoating And Resurfacing Note: SOUTH PAVED BASKETBALL COURT AREAS.	Deferred Maintenance	37,500	SF	5	\$471,433	2817
Sub Total for System		4	items		\$828,747	
Sub Total for School and Site Level		4	items		\$828,747	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: 1,000 Amp Switchgear.	Capital Renewal	1	Ea.	2	\$48,628	2946
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	33	Ea.	3	\$39,487	2953
The Canopy Lighting Requires Replacement	Deferred Maintenance	18	Ea.	4	\$43,372	2952
Sub Total for System		3	items		\$131,487	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: According to principle, much of the roof will be replaced wrek of 6/9/14.	Capital Renewal	62,799	SF	1	\$808,396	2934
Gutters Require Replacement	Deferred Maintenance	100	LF	2	\$42,388	2941
The Metal Downspouts Require Replacement	Deferred Maintenance	80	LF	3	\$4,455	2942
Sub Total for System		3	items		\$855,239	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: 2@7X3; REPLACE METAL EXTERIOR DOORS AT LOCKER ROOMS.	Capital Renewal	2	Door	2	\$10,753	2822
The Steel Window Is Damaged And Requires Replacement Note: 25@ 3X3; REPLACE ALL WINDOWS IN MAIN BUILDING, FRAMES ARE OLD AND WORN.	Capital Renewal	300	SF	2	\$65,566	2825
The Wood Window Is Damaged And Requires Replacement Note: 158@8X3; REPLACE ALL WINDOWS ON OLD MAIN BIULDING. WOOD IN POOR CONDITION.	Capital Renewal	3,792	SF	2	\$750,020	2824
Exterior Metal Door Requires Repainting Note: 29@7X3; REPAINT ALL REMAINING EXTERIOR DOORS.	Deferred Maintenance	29	Door	3	\$5,430	2823
The Exterior Requires Cleaning Note: WASH CMU TRIM OVERALL	Deferred Maintenance	3,000	SF Wall	5	\$7,278	2819
The Exterior Requires Painting Note: METAL PANELS UNDER WINDOWS IN 1965 WING.	Capital Renewal	1,000	SF Wall	5	\$4,266	2820
Sub Total for System		6	items		\$843,313	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement Note: 6@7X3; REPLACE WOOD EXTERIOR DOORS AT MAIN ENTRY AND WEST END.	Capital Renewal	6	Door	2	\$305,668	2821
Interior Doors Require Replacement Note: 160@7X3, MOST CLASSROOMS OLD AND BEAT UP (WOOD)	Capital Renewal	160	Door	3	\$470,325	2850
The Athletic Sport Flooring Requires Replacement Note: REPLACE RUBBER SAFETY MATERIAL ON ALL STAIR TREADS.	Capital Renewal	1,840	SF	3	\$58,471	2849
The Carpet Flooring Requires Replacement Note: FRONT OFFICE AND ORCHESTRA ROOM	Capital Renewal	1,840	SF	3	\$23,249	2845
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE ACOUSTICAL CEILING TILES AND GRID FOR MOST OF THE SCHOOL.	Capital Renewal	80,026	SF	3	\$867,499	2841
The Vinyl Composition Tile Requires Replacement Note: CAFETERIA, 1965 WING/EAST SIDE.	Capital Renewal	44,152	SF	3	\$475,079	2846
Interior Ceramic Walls Require Repair Or Replacement Note: BASEMENT HALLWAY, SAMAGE SPOTS IN KITCHEN AND SECOND FLOOR RESTROOMS.	Capital Renewal	1,800	SF Wall	4	\$41,149	2844



Facilities Feasibility Study

Crockett Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Toilet Partition Requires Repair	Deferred Maintenance	15	Ea.	4	\$7,901	2843
Note: REPAIR PARTITIONS IN LOCKER ROOMS RR1 AND RR2 (BOYS AND GIRLS).						
Interior Doors Require Repainting	Deferred Maintenance	30	Door	5	\$2,262	2851
Note: 30@7X3						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	76,346	SF Wall	5	\$308,684	2842
Note: GYP BOARD AND PAINTED CMU						
Sub Total for System		10	items		\$2,560,287	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Test And Balancing Required	Deferred Maintenance	91,983	SF	3	\$161,187	2954
Note: MECHANICAL SYSTEM HAS A FEW UPDATES BUT IS REACHING ITS END OF LIFE.						
Sub Total for System		1	items		\$161,187	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,654	2947
The Panelboard Requires Replacement	Capital Renewal	13	Ea.	2	\$92,623	2948
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$45,831	2949
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$15,277	2950
Note: 120/208 - 600AMPS						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$7,103	2951
Note: 120/208 - 150AMPS						
Sub Total for System		5	items		\$171,487	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	105	LF	4	\$30,892	2852
Note: 101,109,104,108,BOYS LOCKER ROOM, 302,303,309, NURSE, FRONT OFFICE, TEACHER LOUNGE, BOOKROOM, TL1.						
The Upper Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$7,630	2853
Note: 101,109,104,108,BOYS LOCKER ROOM, 302,303,309, NURSE, FRONT OFFICE, TEACHER LOUNGE, BOOKROOM, TL1.						
Sub Total for System		2	items		\$38,522	
Sub Total for Building 01 - Main Building		30	items		\$4,761,523	
Total for Campus		34	items		\$5,590,270	

Crockett Elementary School Condition Assessment
Supporting Photos



Crockett ES - Cafeteria



Crockett ES - Covered Picnic Area



Crockett ES - Classroom 01



Crockett ES - Classroom 02



Crockett ES - Elevation



Crockett ES - Exterior



Crockett ES - Roof General Condition



Facilities Feasibility Study

Crosby Elementary School Condition Assessment

Summary of Findings

The Crosby Elementary School Facility located at 5411 Wren in El Paso, Texas, was built in 1958. It comprises 77,156 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,389,999.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$91,469	.00%	\$234,968	.00%	\$0.00	\$143,499
01	Main Building	66,598	1958	\$2,063,232	17.31%	\$4,852,170	40.72%	\$30.98	\$2,788,938
02	Multi-Purpose Building	5,481	2005	\$235,298	23.99%	\$391,794	39.95%	\$42.93	\$156,496
03	Gym Building	5,077	2004	\$0	.00%	\$49,744	5.48%	\$0.00	\$49,744
Totals		77,156		\$2,389,999	17.31%	\$5,528,676	40.05%	\$30.98	\$3,138,677

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$9,508	\$8,825	\$18,334
Roofing	-	-	\$849,618	-	-	\$849,618
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$438,005	\$141,737	-	\$579,742
Mechanical	-	\$32,453	\$256,070	\$21,494	\$681	\$310,698
Electrical	-	\$189,737	\$87,195	\$35,036	-	\$311,969
Plumbing	-	-	-	\$19,523	-	\$19,523
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	\$73,135	\$73,135
Conveyances	-	-	-	-	-	\$0
Specialties	\$95,641	-	-	-	\$131,338	\$226,980
Other	-	-	-	-	-	\$0
Total	\$95,641	\$222,190	\$1,630,889	\$227,298	\$213,980	\$2,389,999

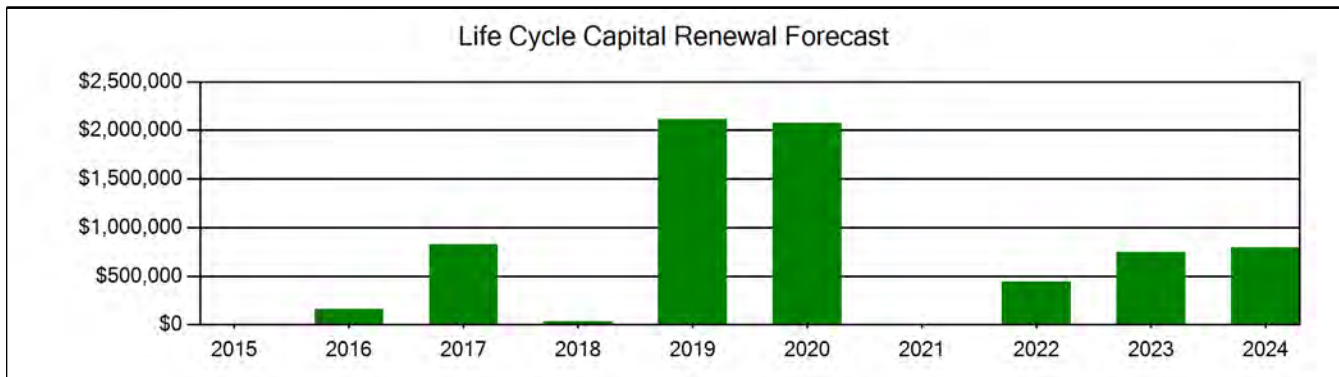
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	18,334	0	0	143,499	0	0	0	0	119,185	0	0	\$262,684	\$3.40
Roofing	849,618	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	4,815	19,817	0	\$24,632	\$0.32
Interior	579,742	0	161,466	271,219	25,089	11,798	638,343	0	21,677	706,070	0	\$1,835,662	\$23.79
Mechanical	310,698	0	0	0	0	727,991	909,218	0	265,250	0	720,854	\$2,623,313	\$34.00
Electrical	311,969	0	0	0	0	1,135,402	0	0	28,943	0	68,636	\$1,232,981	\$15.98
Plumbing	19,523	0	0	16,570	4,874	237,257	71,041	0	0	22,163	4,302	\$356,207	\$4.62
Fire and Life Safety	0	0	0	397,386	0	0	22,172	0	0	0	0	\$419,558	\$5.44
Technology	73,135	0	0	0	6,126	0	0	0	5,674	0	0	\$11,800	\$0.15
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	226,980	0	0	0	0	0	436,913	0	0	0	0	\$436,913	\$5.66
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,389,999	0	161,466	828,674	36,089	2,112,448	2,077,687	0	445,544	748,050	793,792	\$7,203,750	\$93.37





Crosby Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Crosby Elementary School facility has an overall FCI of 17.3%

The total current cost for all building deficiencies is \$2,389,999. There are \$91,469 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,138,677. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,805,523.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Crosby Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading Note: FRONT SITE AND SIDEWALK FLOOD IN HEAVY RAIN.	Deferred Maintenance	15,000	SF	4	\$9,508	156
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	5	\$8,825	157
	Sub Total for System	2	items		\$18,334	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks appropriate number of surveillance cameras. Note: School lacks appropriate number of surveillance cameras.	Functional Deficiency	16	Ea.	5	\$73,135	715
	Sub Total for System	1	items		\$73,135	
	Sub Total for School and Site Level	3	items		\$91,469	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Dry Type Transformer Requires Replacement Note: BLDG EXT. AT WEATHERHEAD DROP.	Capital Renewal	2	Ea.	2	\$51,780	175
The Mounted Building Lighting Is Damaged And Should Be Replaced Note: MOUNTED BUILDING LIGHTING, BLDG PERIMETER.	Capital Renewal	42	Ea.	3	\$47,532	174
	Sub Total for System	2	items		\$99,312	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement Note: WHOLE ROOF NEEDS TO BE REPLACED ON MAIN BUILDING.	Capital Renewal	66,598	SF	3	\$781,924	167
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	1,500	SF	3	\$17,611	431
	Sub Total for System	2	items		\$799,536	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: 20@8X3;	Capital Renewal	20	Door	3	\$55,604	162
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,000	SF	3	\$40,400	161
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	26,600	SF	3	\$272,721	159
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	6,659	SF	4	\$94,852	166
Interior Toilet Partition Requires Repair Note: TOILET PARTITIONS REPAIR AND REPLACE AT ROOM BRR2.	Deferred Maintenance	5	Ea.	4	\$2,491	160
	Sub Total for System	5	items		\$466,068	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement Note: 500MBH	Capital Renewal	1	Ea.	2	\$32,453	169
The Electrical Transformer Requires Replacement Note: AT CUST 331, AT WIND D. ELECTRICAL 703 IN MAIN CORRIDOR.	Capital Renewal	3	Ea.	2	\$20,923	179
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$534	176
Steam/HW Unit Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$1,528	173
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: REPLACE 50 5,000CFM EVAP COOLERS	Capital Renewal	50	Ea.	3	\$236,163	170
The Power Service Is Inadequate And Should Be Upgraded Note: 20@20AMPS; COMPUTER CLASS AT WING B.	Functional Deficiency	400	Amps	3	\$34,075	178
Duct Register Requires Replacement Note: REPLACE 2 REGISTERS IN WOMEN'S RESTROOM.	Deferred Maintenance	2	Ea.	5	\$681	168
	Sub Total for System	7	items		\$326,357	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: 1@600AMPS; AT WING B JANITOR CLOSET.	Capital Renewal	1	Ea.	2	\$25,332	180
The Panelboard Requires Replacement Note: WING STORAGE (710), CUST (331), WING A COORIDOR, KITCHEN STORAGE (342), CAFETERIA WALL, WIND B COORIDOR, PERIODICALS IN LIBRARY, CORRIDOR BY SCIENCE (16).	Capital Renewal	3	Ea.	2	\$10,077	184



Facilities Feasibility Study

Crosby Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: WING STORAGE (710), CUST (331), WING A COORIDOR, KITCHEN STORAGE (342), CAFETERIA WALL, WIND B COORIDOR, PERIODICALS IN LIBRARY, CORRIDOR BY SCIENCE (16).	Capital Renewal	7	Ea.	2	\$47,171	185
The Panelboard Requires Replacement Note: 125AMPS; WING STORAGE (710), CUST (331), WING A COORIDOR, KITCHEN STORAGE (342), CAFETERIA WALL, WIND B COORIDOR, PERIODICALS IN LIBRARY, CORRIDOR BY SCIENCE (16).	Capital Renewal	3	Ea.	2	\$7,193	186
The Panelboard Requires Replacement Note: 150AMPS; WING STORAGE (710), CUST (331), WING A COORIDOR, KITCHEN STORAGE (342), CAFETERIA WALL, WIND B COORIDOR, PERIODICALS IN LIBRARY, CORRIDOR BY SCIENCE (16).	Capital Renewal	2	Ea.	2	\$4,796	187
The Electrical Receptacles Require Replacement Note: PRINCIPLE, NURSE, CAFETERIA OFFICE, LIBRARY OFFICE, AND ATTENDANCE OFFICE.	Capital Renewal	10	Ea.	3	\$2,946	183
The Electrical Circuit Capacity Is Inadequate Note: 20@20AMPS; CLASSROOMS AT WIND A,B,C,D.	Functional Deficiency	20	EACH	4	\$20,237	182
The Pendant Lighting Requires Replacement Note: IN CAFETERIA SOUTH	Capital Renewal	7	Ea.	4	\$7,705	177
Sub Total for System		8	items		\$125,456	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	5	Ea.	4	\$15,658	171
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4	\$3,865	172
Sub Total for System		2	items		\$19,523	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	66,598	SF	1	\$95,641	181
Sub Total for System		1	items		\$95,641	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Repainting Note: MILLWORK CABINETS NEED TO BE REPAINTED.	Deferred Maintenance	2,000	LF	5	\$75,655	164
The Wardrobe Storage Cabinets Require Repainting Note: STORAGE CABINETS NEED TO BE REPAINTED	Deferred Maintenance	2,000	LF	5	\$55,684	163
Sub Total for System		2	items		\$131,338	
Sub Total for Building 01 - Main Building		29	items		\$2,063,232	

Building: 02 - Multi-purpose

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced Location: building perimeter	Capital Renewal	3	Ea.	3	\$2,642	471
The Canopy Lighting Requires Replacement Location: breezeway canopy	Deferred Maintenance	4	Ea.	4	\$7,094	470
Sub Total for System		2	items		\$9,737	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	5,481	SF	3	\$50,083	453
Sub Total for System		1	items		\$50,083	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,192	SF	3	\$34,460	616
The Suspended Ceiling Grid and Tiles Require Replacement Location: needs to be replaced in parts of every room	Capital Renewal	2,190	SF	3	\$17,474	432
The Vinyl Composition Tile Requires Replacement Location: room X100	Capital Renewal	2,190	SF	3	\$17,345	435
Interior Ceramic Walls Require Repair Or Replacement Location: Room X111 & X108	Capital Renewal	2,500	SF Wall	4	\$42,068	434
Interior Toilet Partition Requires Repair Note: 150 SF Location: Room X111 & X108	Deferred Maintenance	6	Ea.	4	\$2,326	433
Sub Total for System		5	items		\$113,674	



Facilities Feasibility Study

Crosby Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Location: electrical room 703	Capital Renewal	1	Ea.	2	\$5,428	472
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 5000 cfm each Location: roof	Capital Renewal	5	Ea.	3	\$18,380	460
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	5,480	SF	4	\$21,494	456
Sub Total for System		3	items		\$45,301	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	1	Ea.	2	\$1,520	494
The Panelboard Requires Replacement Location: electrical room 703	Capital Renewal	1	Ea.	2	\$2,614	473
The Panelboard Requires Replacement Location: electrical room 703	Capital Renewal	1	Ea.	2	\$5,244	475
The Panelboard Requires Replacement Location: electrical room 703	Capital Renewal	1	Ea.	2	\$7,125	476
Sub Total for System		4	items		\$16,504	
Sub Total for Building 02 - Multi-purpose		15	items		\$235,298	
Total for Campus		47	items		\$2,389,999	

Buildings with no reported deficiencies

03 - Gym

Crosby Elementary School Condition Assessment
Supporting Photos



Crosby ES - Restroom Fixtures and Finishes 01



Crosby ES - Pneumatic Air Compressor



Crosby ES - Rusted Duct Inlet



Crosby ES - Restroom Fixtures and Finishes 02



Crosby ES - Rusted Duct Inlet



Crosby ES - Rusted Evap



Crosby ES - Showers as Storage 02



Crosby ES - Showers as Storage 01



Crosby ES - Storage 02



Crosby ES - Storage 01



Crosby ES - Water Line Corrosion



Crosby ES - Torn Duct Insulation on Evap



Crosby ES - Abandoned Lab Sinks



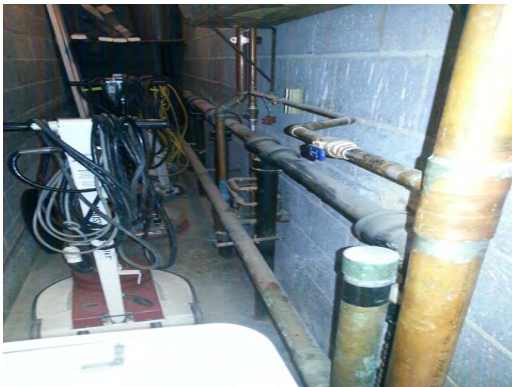
Crosby ES - Abandoned Restroom



Crosby ES - Abandoned Showers



Crosby ES - Air Dryer



Crosby ES - Bathroom Pipe Chase



Crosby ES - Boiler 01



Crosby ES - Boiler 02



Crosby ES - Broken Disconnect Bracket



Crosby ES - Circulation Pumps



Crosby ES - Classroom 02



Crosby ES - Classroom



Crosby ES - Cooling on Evap



Crosby ES - Corroded Evap Unit



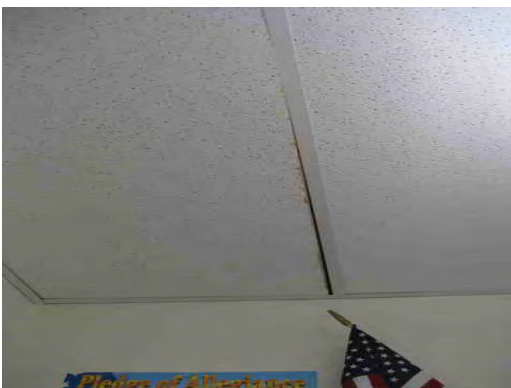
Crosby ES - Corroded Kitchen Drain Cover



Crosby ES - Corrosion on Evap



Crosby ES - Damaged Ceiling Tiles 02



Crosby ES - Damaged Ceiling Tiles



Crosby ES - Damaged Ceramic Tile Floor



Crosby ES - Damaged Ceramic Tile Floor 01



Crosby ES - Damaged Evap 02



Crosby ES - Damaged Evap



Crosby ES - Damaged Interior Wall



Crosby ES - Damaged Roof Vent



Crosby ES - Dated Plumbing Fixtures



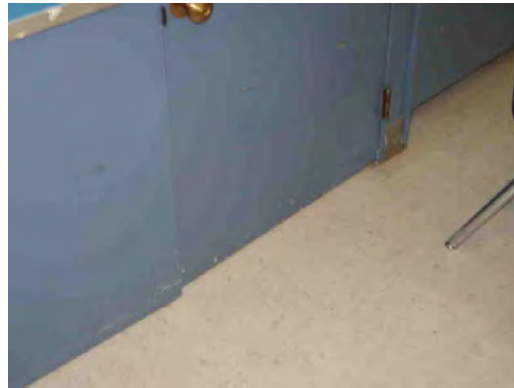
Crosby ES - Dated Urinal



Crosby ES - Dated Water Fountain



Crosby ES - Disconnected Conduit



Crosby ES - Damaged Interior Door



Crosby ES - Entry Doors



Crosby ES - Exterior Finishes



Crosby ES - Exterior Windows



Crosby ES - Exterior



Crosby ES - Eyewash Station



Crosby ES - Fencing



Crosby ES - Fin Tube Heating



Crosby ES - Gym



Crosby ES - Interior



Crosby ES - Kitchen Unit Heater



Crosby ES - Leaking Water Piping



Crosby ES - Makeshift Make Up Air Unit



Crosby ES - Marquee



Crosby ES - Mismatched Grille



Crosby ES - Mismatched Tile Wall



Crosby ES - Modified Gas Burner Pipe Inlet



Crosby ES - Non-Operational Drinking Fountain



Facilities Feasibility Study
 Douglass Elementary School Condition Assessment

Summary of Findings

The Douglass Elementary School Facility located at 101 S. Eucalyptus in El Paso, Texas, was built in 1907. It comprises 83,994 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,081,335.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$7,152	.00%	\$7,152	.00%	\$0.00	\$0
01	Main Building	34,967	1940	\$569,235	9.10%	\$1,613,122	25.78%	\$16.28	\$1,043,887
02	Building 02	16,509	1960	\$139,469	4.72%	\$256,837	8.69%	\$8.45	\$117,368
03	Cafeteria Building	14,106	1907	\$274,899	10.89%	\$380,207	15.06%	\$19.49	\$105,308
04	Art / Music Building	7,034	1940	\$17,485	1.39%	\$102,013	8.11%	\$2.49	\$84,528
05	Gym Building	7,022	1940	\$54,070	4.30%	\$284,729	22.66%	\$7.70	\$230,659
06	Counselors Building	2,903	1920	\$19,024	3.66%	\$144,551	27.83%	\$6.55	\$125,527
07	Orchestra Building	1,453	1990	\$0	.00%	\$44,017	16.93%	\$0.00	\$44,017
Totals		83,994		\$1,081,335	7.19%	\$2,832,629	18.85%	\$12.87	\$1,751,294

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$7,152	-	-	\$7,152
Roofing	\$404,111	-	\$10,232	-	-	\$414,343
Structural	-	-	-	-	-	\$0
Exterior	-	\$188,566	-	-	-	\$188,566
Interior	-	-	\$124,571	\$3,503	\$1,280	\$129,353
Mechanical	-	-	\$75,572	-	-	\$75,572
Electrical	-	\$266,348	-	-	-	\$266,348
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$404,111	\$454,915	\$217,527	\$3,503	\$1,280	\$1,081,335

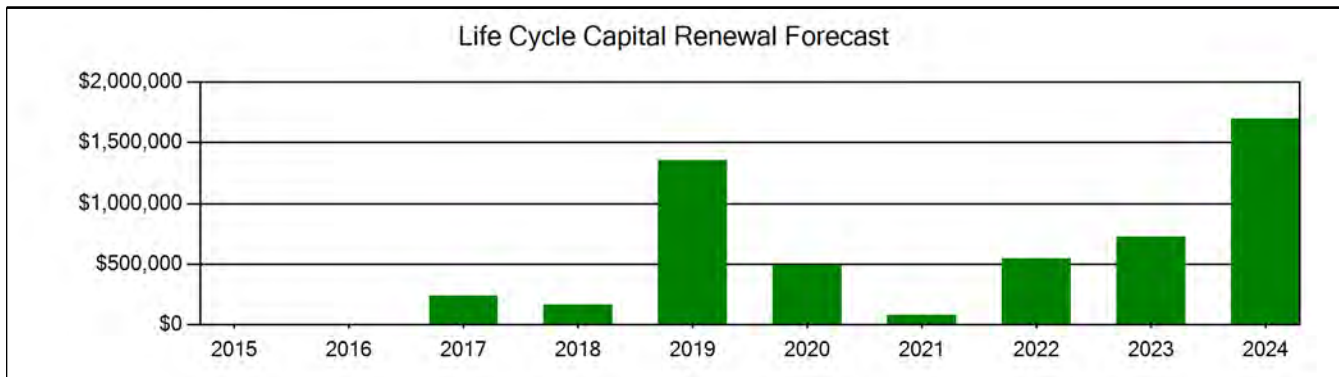
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	7,152	0	0	0	0	0	0	0	119,185	0	80,765	\$199,950	\$2.38
Roofing	414,343	0	0	0	0	0	0	0	0	0	29,486	\$29,486	\$0.35
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	188,566	0	0	0	22,336	181,327	73,058	57,617	150	343	262,001	\$596,832	\$7.11
Interior	129,353	0	0	0	19,458	70,113	382,246	22,025	208,556	445,026	0	\$1,147,424	\$13.66
Mechanical	75,572	0	0	15,515	0	310,352	0	0	98,783	0	478,866	\$903,516	\$10.76
Electrical	266,348	0	0	0	0	760,806	0	0	119,498	0	627,928	\$1,508,232	\$17.96
Plumbing	0	0	0	20,127	0	28,094	6,402	0	0	280,608	857	\$336,088	\$4.00
Fire and Life Safety	0	0	0	201,683	0	0	31,393	0	0	0	0	\$233,076	\$2.77
Technology	0	0	0	0	121,483	0	0	0	0	0	0	\$121,483	\$1.45
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	218,456	\$218,456	\$2.60
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,081,335	0	0	237,325	163,277	1,350,692	493,099	79,642	546,172	725,977	1,698,359	\$5,294,543	\$63.04



Douglass Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Douglass Elementary School facility has an overall FCI of 7.2%

The total current cost for all building deficiencies is \$1,081,335. There are \$7,152 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,751,294. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,029,046.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Douglass Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement	Capital Renewal	2,250	SF	3	\$7,152	3599
Note: ASPHALT PAVEMENT IS CRACKED AND TRIPPING HAZARD. OUTSIDE CLASSROOMS 116 & 110.						
Sub Total for System		1	items		\$7,152	
Sub Total for School and Site Level		1	items		\$7,152	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	14,726	SF	1	\$256,540	3603
Note: SINGLE PLY ROOF SYSTEM NEEDS TO BE REPLAED. OLD & CRACKING ALL OVER, REPLACES ROOF ABOVE THE ADMIN OFFICE AREA AND RM 107 -112.						
Sub Total for System		1	items		\$256,540	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	1,008	SF	2	\$188,566	3600
Note: 42@8X3; WOOD FRAMED WINDOWS ARE VERY OLD AND UNABLE TO OPEN. REPLACE IN ROOMS 117-122						
Sub Total for System		1	items		\$188,566	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	3,500	SF	3	\$35,619	3602
Note: VCT FLOORING IS OLD, WORN OUT - MANY 9" TILES. REPLACE IN RMS 17-114, 115-116, 207-210, 212, 213, & X1101						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	200	SF	5	\$1,280	3601
Note: ACOUSTICAL CEILING HAS LEAKS IN SEVERAL LOCATIONS. REPLACE IN ROOMS 107, LIBRARY, X107, 118.						
Sub Total for System		2	items		\$36,899	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	10	Ea.	3	\$47,233	3842
Note: 5,000CFM; replace evap cooler, rusted drain pan and leaking.						
Sub Total for System		1	items		\$47,233	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$24,143	3742
Note: FEDERAL PACIFIC						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3750
Note: 60AMPS - FEDERAL PACIFIC						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3755
Note: 100AMPS - FEDERAL PACIFIC						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,398	3757
Note: 125AMPS - FEDERAL PACIFIC						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	3759
Note: 225AMPS - FEDERAL PACIFIC						
Sub Total for System		5	items		\$39,998	
Sub Total for Building 01 - Main Building		10	items		\$569,235	

Building: 02 - Classroom Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	7,400	SF	3	\$75,870	3610
Note: ACOUSTICAL GRID IS LEAKING. REPLACE TILES IN RMS X2101, 103, X203, 201-206, X2106.						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	150	SF Wall	4	\$3,243	3611
Note: INTERIOR CERAMIC WALL NEEDS TO BE REPLACED IN RM X203 FOR CRACKS AND WORN TILES.						
Sub Total for System		2	items		\$79,113	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	6	Ea.	3	\$28,340	3865
Note: 5,000CFM; REPLACE - RUSTED DRAIN PAN AND LEAKAGE.						
Sub Total for System		1	items		\$28,340	



Facilities Feasibility Study

Douglass Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$3,359	3765
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$6,739	3767
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$9,155	3768
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$12,764	3769
Sub Total for System		4	items		\$32,017	
Sub Total for Building 02 - Classroom Building		7	items		\$139,469	

Building: 03 - Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: REPLACE ENTIRE SINGLE PLY ROOF SYSTEM - OLD AND WORN. BEYOND END OF USEFUL LIFE.	Capital Renewal	14,106	SF	1	\$88,017	3645
Sub Total for System		1	items		\$88,017	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE ACOUSTICAL GRID WITH TILES FOR LEAKS IN RMS: CAFE AND X300	Capital Renewal	1,000	SF	3	\$10,840	3619
Sub Total for System		1	items		\$10,840	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced Note: FEDERAL PACIFIC	Capital Renewal	16	Ea.	2	\$46,875	3772
The Motor Control Center Is Damaged And Should Be Replaced Note: FEDERAL PACIFIC	Capital Renewal	16	Ea.	2	\$46,875	3773
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	3	Ea.	2	\$21,374	3774
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$15,277	3775
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	2	Ea.	2	\$19,359	3776
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$26,281	3777
Sub Total for System		6	items		\$176,042	
Sub Total for Building 03 - Cafeteria		8	items		\$274,899	

Building: 04 - Art / Music

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: ACOUSTICAL GRID WITH TILES ARE LEAKING NEAR THE ENTRANCE HALLWAYS.	Capital Renewal	50	SF	3	\$513	3647
The Vinyl Composition Tile Requires Replacement Note: REPLACE WORN VCT IN RM 123.	Capital Renewal	106	SF	3	\$1,079	3648
Sub Total for System		2	items		\$1,591	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$6,739	3781
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$9,155	3782
Sub Total for System		2	items		\$15,894	
Sub Total for Building 04 - Art / Music		4	items		\$17,485	

Building: 05 - Gymnasium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	7,022	SF	1	\$41,440	3675



Facilities Feasibility Study

Douglass Elementary School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	3,000	SF	3	\$10,232	3677
Sub Total for System		2	items		\$51,672	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,398	3819
Note: 125AMPS - FEDERAL PACIFIC						
Sub Total for System		1	items		\$2,398	
Sub Total for Building 05 - Gymnasium		3	items		\$54,070	

Building: 06 - Counselors

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	2,903	SF	1	\$18,114	3717
Sub Total for System		1	items		\$18,114	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	60	SF	3	\$650	3692
Note: ACOUSTICAL GRID WITH TILES LEAKS IN RM M1, NEEDS REPLACEMENT.						
Interior Gypboard Walls Require Repair	Deferred Maintenance	40	SF Wall	4	\$260	3693
Note: REPLACE GYP BOARD WALL FOR CRACKS IN RMS M2 & M5.						
Sub Total for System		2	items		\$910	
Sub Total for Building 06 - Counselors		3	items		\$19,024	
Total for Campus		36	items		\$1,081,335	

Buildings with no reported deficiencies

07 - Orchestra

Douglass Elementary School Condition Assessment
Supporting Photos



Douglass ES - Cafeteria



Douglass ES - Cracked Drain



Douglass ES - Evidence of Ponding on Roof



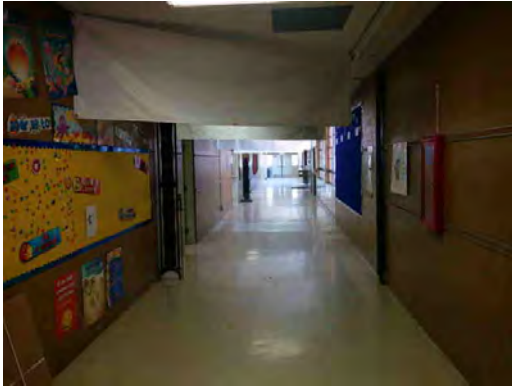
Douglass ES - Exterior 02



Douglass ES - Exterior 01



Douglass ES - Gym



Douglass ES - Hallway Finishes



Douglass ES - Library



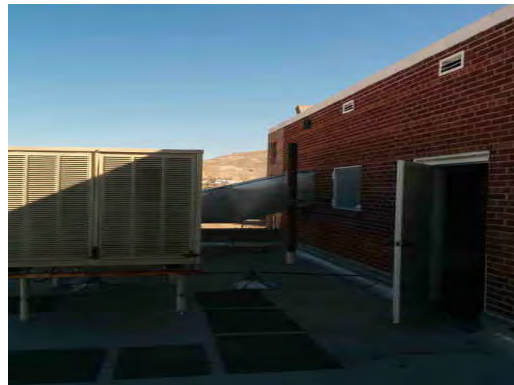
Douglass ES - Parking Area



Douglass ES - Roof Drain



Douglass ES - Rooftop Equipment



Douglass ES - Rusted Rooftop Equipment



Douglass ES - Stained Ceiling Tiles



Douglass ES - Urinals



Douglass ES - Worn Roofing Materials 01



Douglass ES - Worn Roofing Materials 02



Facilities Feasibility Study
Dowell Elementary School Condition Assessment

Summary of Findings

The Dowell Elementary School Facility located at 5249 Bastille in El Paso, Texas, was built in 1959. It comprises 51,988 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,441,341.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$245,289	.00%	\$245,289	.00%	\$0.00	\$0
01	Main Building	20,804	1959	\$552,310	14.84%	\$1,839,387	49.41%	\$26.55	\$1,287,077
02	Building 02	12,670	1959	\$166,889	7.36%	\$938,615	41.40%	\$13.17	\$771,726
03	Building 03	8,825	1959	\$211,266	13.38%	\$760,068	48.13%	\$23.94	\$548,802
04	Building 04	8,825	1959	\$265,588	16.82%	\$721,028	45.66%	\$30.09	\$455,440
602	Transportable-602	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		51,988		\$1,441,341	15.76%	\$4,504,386	49.24%	\$27.72	\$3,063,045

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$79,072	\$105,639	-	\$184,711
Roofing	\$308,064	\$6,724	-	-	-	\$314,787
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	\$37,409	-	\$37,409
Interior	-	-	\$200,823	\$7,595	\$286,516	\$494,933
Mechanical	-	\$51,902	\$4,967	-	-	\$56,869
Electrical	-	\$224,256	-	\$34,184	-	\$258,441
Plumbing	-	-	\$4,147	\$6,263	\$10,645	\$21,055
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	\$73,135	\$73,135
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$308,064	\$282,882	\$289,008	\$191,091	\$370,296	\$1,441,341

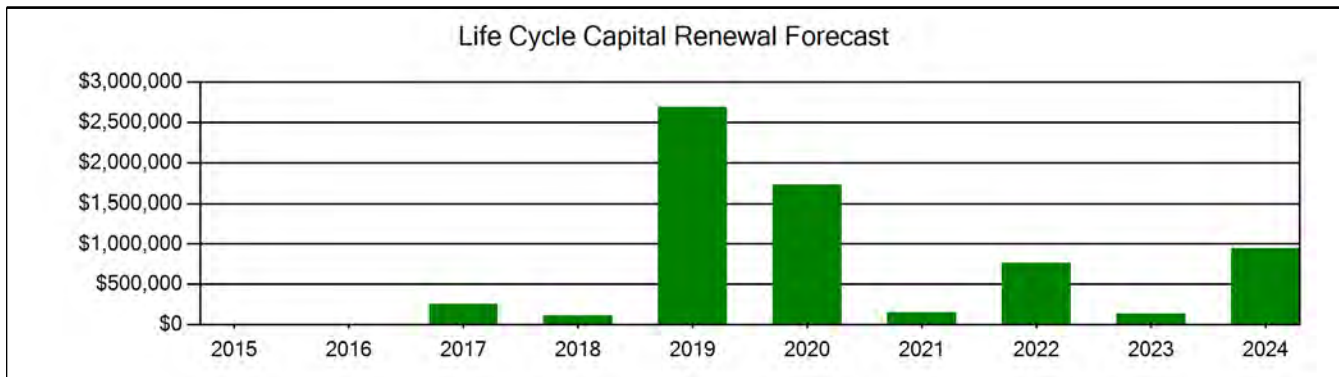
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	184,711	0	0	0	0	0	0	155,798	126,243	0	0	\$282,041	\$5.52
Roofing	314,787	0	0	0	0	223,331	0	0	0	0	0	\$223,331	\$4.37
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	37,409	0	0	0	0	1,287,373	0	0	45,465	0	0	\$1,332,838	\$26.07
Interior	494,933	0	0	118,182	45,150	25,641	585,289	0	287,902	0	0	\$1,062,164	\$20.78
Mechanical	56,869	0	0	2,556	38,379	335,689	596,621	0	242,638	0	578,010	\$1,793,893	\$35.09
Electrical	258,441	0	0	0	0	748,967	0	0	62,918	0	0	\$811,885	\$15.88
Plumbing	21,055	0	0	20,921	0	70,342	21,502	0	0	137,423	373,744	\$623,932	\$12.20
Fire and Life Safety	0	0	0	116,659	0	0	0	0	0	0	0	\$116,659	\$2.28
Technology	73,135	0	0	0	29,855	0	0	0	0	0	0	\$29,855	\$0.58
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	524,296	0	0	0	0	\$524,296	\$10.26
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,441,341	0	0	258,318	113,384	2,691,343	1,727,708	155,798	765,166	137,423	951,754	\$6,800,894	\$133.03





Dowell Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Dowell Elementary School facility has an overall FCI of 15.8%

The total current cost for all building deficiencies is \$1,441,341. There are \$245,289 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,063,045. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$9,147,617.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Dowell Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: sidewalk is cracked	Capital Renewal	6,000	SF	3	\$72,833	76
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	2,500	LF	4	\$99,321	75
Sub Total for System		2	items		\$172,153	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks appropriate number of surveillance cameras. Note: School lacks appropriate number of surveillance cameras.	Functional Deficiency	16	Ea.	5	\$73,135	716
Sub Total for System		1	items		\$73,135	
Sub Total for School and Site Level		3	items		\$245,289	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$45,992	1106
The Canopy Lighting Requires Replacement Note: fixtures are not exterior use type	Deferred Maintenance	15	Ea.	4	\$34,184	1105
Sub Total for System		2	items		\$80,177	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	20,804	SF	1	\$216,307	86
Coping Termination At End Wall Is Damaged And Should Be Repaired Note: coping termination tearing at some wall edges	Deferred Maintenance	4	Ea.	2	\$1,512	85
Debris In Gutters Requires Removal Note: gutters along canopy	Deferred Maintenance	250	LF	2	\$1,902	87
Sub Total for System		3	items		\$219,720	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Ceramic Tile veneer	Deferred Maintenance	25	SF	4	\$644	624
Sub Total for System		1	items		\$644	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement Location: hallway lights	Capital Renewal	2,421	SF	2	\$38,816	1112
The Suspended Ceiling Grid and Tiles Require Replacement Note: Showed discoloration and leaks	Capital Renewal	3,120	SF	3	\$31,988	78
The Concrete Flooring Is Damaged And Requires Replacement Note: floors chipped Location: custodial and mechanical spaces	Capital Renewal	800	SF	4	\$7,016	79
The Acoustical Ceilings Tiles Require Replacement Note: Tiles worn with areas showing leakage and discoloration.	Capital Renewal	14,560	SF	5	\$93,149	77
Sub Total for System		4	items		\$170,970	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: replace aged/obsolete panel ray wall mounted heaters (gas) in custodian residence Location: custodian residence	Capital Renewal	3	Ea.	2	\$9,296	1114
Abandoned Equipment needs to be removed Note: remove abandoned incinerator Location: boiler room yard	Deferred Maintenance	1	Ea.	3	\$1,406	1115
Sub Total for System		2	items		\$10,701	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,218	1107
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$40,432	1108



Facilities Feasibility Study

Dowell Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	1109
Sub Total for System		3	items		\$70,098	
Sub Total for Building 01 - Main Building		15	items		\$552,310	

Building: 02 - Building 2

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	400	SF	3	\$6,239	89
Note: Sidewalk has shifted from the building line and shows cracking on west end.						
Site Drainage is Inadequate and Installation of Drainage Piping	Deferred Maintenance	80	LF	4	\$6,319	88
Note: Need to install drain piping on the west side of the building. shows areas where water pooling causes overflow onto the sidewalk.						
Location: west side of building						
Sub Total for System		2	items		\$12,558	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutters Require Replacement	Deferred Maintenance	50	LF	2	\$2,930	92
Sub Total for System		1	items		\$2,930	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Ceramic Tile veneer	Deferred Maintenance	1,267	SF	4	\$32,643	625
Sub Total for System		1	items		\$32,643	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	1,340	SF	2	\$21,485	633
The Concrete Flooring Is Damaged And Requires Replacement	Capital Renewal	66	SF	4	\$579	91
Location: custodial room						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	12,670	SF	5	\$81,057	90
Note: Ceiling tiles are worn and showing evidence of leakage.						
Sub Total for System		3	items		\$103,121	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,374	629
Sub Total for System		1	items		\$9,374	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$6,263	1120
Note: aged/obsolete exterior drinking fountains (2 spouts)						
Sub Total for System		1	items		\$6,263	
Sub Total for Building 02 - Building 2		9	items		\$166,889	

Building: 03 - Building 3

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Ceramic Tile veneer	Deferred Maintenance	90	SF	4	\$2,319	626
Sub Total for System		1	items		\$2,319	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	908	SF	2	\$14,558	634
Location: hallway						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	8,290	SF	3	\$84,366	593
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	8,825	SF	5	\$56,459	701
Sub Total for System		3	items		\$155,383	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Package Roof Top Unit Requires Replacement	Capital Renewal	2	Ea.	2	\$42,606	1125
Note: 4 tons each - older Trane RTUs in special ed beyond service life						



Facilities Feasibility Study

Dowell Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement	Capital Renewal	150	LF	3	\$3,562	1126
Note: exterior/roof top metal ductwork is bent and damaged and patched.						
Sub Total for System		2	items		\$46,168	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,073	1127
Note: replace aged troff type urinal with two wall mounted urinals						
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		2	items		\$7,396	
Sub Total for Building 03 - Building 3		8	items		\$211,266	

Building: 04 - Building 4

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	8,825	SF	1	\$91,757	596
Debris In Gutters Requires Removal	Deferred Maintenance	50	LF	2	\$380	595
Sub Total for System		2	items		\$92,137	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Ceramic Tile veneer	Deferred Maintenance	70	SF	4	\$1,803	627
Sub Total for System		1	items		\$1,803	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	908	SF	2	\$14,558	635
Location: hallway						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	8,300	SF	3	\$84,468	594
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	8,730	SF	5	\$55,851	702
Sub Total for System		3	items		\$154,877	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,374	630
Location: Room J2-331						
Sub Total for System		1	items		\$9,374	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,073	1128
Note: replace aged/obsolete troff type urinal with two wall mounted urinals						
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		2	items		\$7,396	
Sub Total for Building 04 - Building 4		9	items		\$265,588	
Total for Campus		44	items		\$1,441,341	

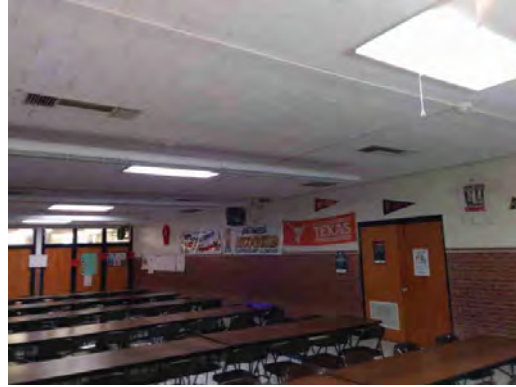
Buildings with no reported deficiencies

602 - Transportable-602

Dowell Elementary School Condition Assessment
Supporting Photos



Dowell ES - Adhered tile Ceiling



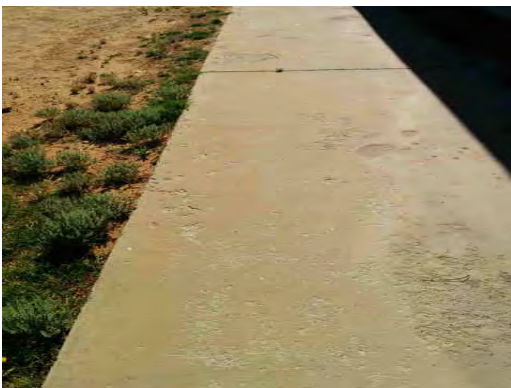
Dowell ES - Cafeteria



Dowell ES - Canopy 02



Dowell ES - Canopy



Dowell ES - Damaged Paving



Dowell ES - Damaged Window



Dowell ES - Dishwasher



Dowell ES - Exhaust Fan



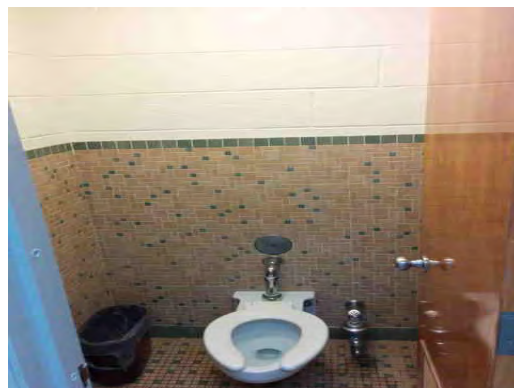
Dowell ES - Marquee



Dowell ES - Mismatched Tile at Window



Dowell ES - Restroom Finishes



Dowell ES - Restroom Fixtures 02



Dowell ES - Restroom Fixtures



Dowell ES - Roof 01



Dowell ES - Roof 02



Dowell ES - Roof 03



Dowell ES - Roof Condition



Dowell ES - Skylight



Dowell ES - Typical Windows



Dowell ES - Abandoned Incinerator in Mechanical Yard



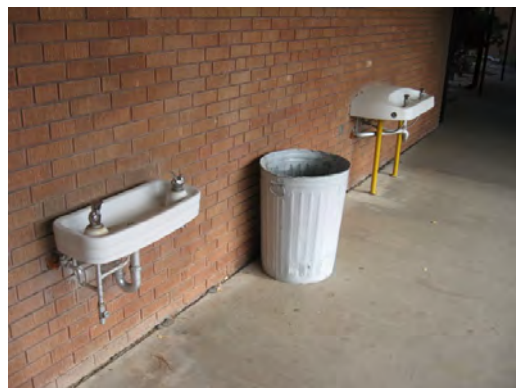
Dowell ES - Aged and Obsolete Electrical Panels



Dowell ES - Aged and Obsolete Electrical Switchgear



Dowell ES - Aged and Obsolete Panelboard



Dowell ES - Aged Exterior Drinking Fountains



Dowell ES - Boiler for Hot Waer Heating



Dowell ES - Custodian Closet Condition After Trash Can Fire



Dowell ES - Evap Coolers For Multipurpose Room



Dowell ES - Kitchen Hood



Dowell ES - Main Electrical Disconnect Switch



Dowell ES - Mechanical Room



Dowell ES - Newer Evap Cooler for Classrooms



Dowell ES - Older Evap Cooler for Classrooms



Dowell ES - Panel Heater



Dowell ES - Rooftop Air Unit and Ductwork



Dowell ES - Service Sink Missing Backflow Preventer



Dowell ES - Typical Electrical Thermostat



Dowell ES - Typical Hot Water Unit Heater



Dowell ES - Kitchen and Water Heater in Custodian Quarters



Facilities Feasibility Study
El Paso High School Condition Assessment

Summary of Findings

The El Paso High School Facility located at 800 E. Schuster in El Paso, Texas, was built in 1916. It comprises 209,855 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$9,425,668.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,772,832	.00%	\$1,772,832	.00%	\$0.00	\$0
01	Main Building	111,218	1916	\$5,232,871	26.67%	\$10,545,321	53.74%	\$47.05	\$5,312,450
02	Cafeteria/LRC Building	24,511	1994	\$321,125	7.43%	\$1,005,787	23.26%	\$13.10	\$684,662
03	Gym Building	47,006	1965	\$1,026,896	12.38%	\$2,197,353	26.50%	\$21.85	\$1,170,457
04	Auxiliary Gym Building	10,975	1930	\$65,136	3.36%	\$402,220	20.77%	\$5.93	\$337,084
05	Wrestling Building	3,111	1965	\$158,765	28.93%	\$280,067	51.03%	\$51.03	\$121,302
06	ROTC Building	4,374	1916	\$323,693	41.95%	\$511,684	66.31%	\$74.00	\$187,991
07	Field House	3,696	1965	\$407,822	62.54%	\$535,235	82.09%	\$110.34	\$127,413
08	Mechanical Building	589	1930	\$29,118	28.02%	\$57,099	54.95%	\$49.44	\$27,981
09	Press Box	561	1965	\$76,127	76.92%	\$90,346	91.28%	\$135.70	\$14,219
10	Ticketbooth	51	1930	\$2,585	28.74%	\$2,660	29.57%	\$50.70	\$75
11	P.E. Storage	307	1930	\$8,696	16.06%	\$9,145	16.89%	\$28.33	\$449
301	Transportable-0301	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
688	Transportable-688	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
723	Transportable-723	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
735	Transportable-735	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		209,855		\$9,425,668	25.89%	\$17,409,751	47.81%	\$44.92	\$7,984,083

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$16,763	\$1,746,961	\$9,109	\$1,772,832
Roofing	\$1,486,739	-	-	-	\$130	\$1,486,869
Structural	-	-	-	-	-	\$0
Exterior	-	\$63,861	\$28,265	\$11,059	\$14,814	\$117,999
Interior	-	\$759,498	\$1,905,996	\$1,188,231	\$553,305	\$4,407,030
Mechanical	-	\$207,713	\$232,637	\$58,002	-	\$498,352
Electrical	-	\$920,513	\$32,985	\$43,953	-	\$997,451
Plumbing	-	-	\$4,384	\$34,135	-	\$38,519
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0



Facilities Feasibility Study
El Paso High School Condition Assessment

Specialties	-	-	-	\$80,045	\$26,570	\$106,615
Other	-	-	-	-	-	\$0
Total	\$1,486,739	\$1,951,585	\$2,221,031	\$3,162,385	\$603,928	\$9,425,668

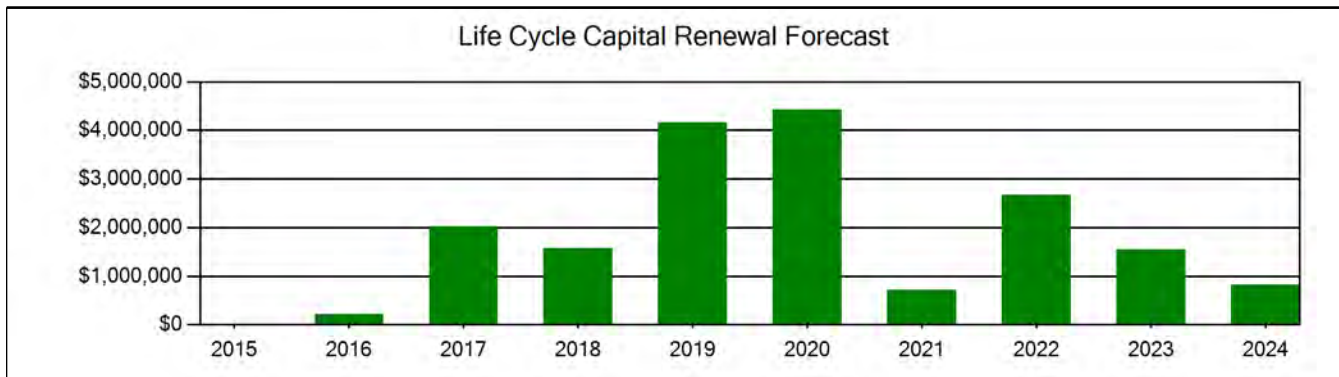
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF	
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024			
Site	1,772,832	0	0	0	0	0	0	0	0	0	0	351,198	\$351,198	\$1.70
Roofing	1,486,869	0	0	0	0	32,921	7,309	136,186	0	0	0	0	\$176,416	\$0.85
Structural	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	117,999	0	11,430	2,925	54,698	0	934	36,151	370,044	70,926	2,925	0	\$550,033	\$2.66
Interior	4,407,030	0	199,087	500,923	429,993	41,457	441,154	540,206	581,644	841,698	60,629	0	\$3,636,791	\$17.62
Mechanical	498,352	0	0	0	808,759	582,760	2,336,502	0	1,524,059	0	134,324	0	\$5,386,404	\$26.10
Electrical	997,451	0	0	0	0	3,200,300	0	0	157,324	0	0	0	\$3,357,624	\$16.27
Plumbing	38,519	0	0	18,091	0	17,184	1,007,096	0	28,164	637,799	0	0	\$1,708,334	\$8.28
Fire and Life Safety	0	0	0	1,102,671	0	0	0	0	0	0	0	0	\$1,102,671	\$5.34
Technology	0	0	0	0	282,195	0	0	0	0	0	0	0	\$282,195	\$1.37
Conveyances	0	0	0	0	0	289,966	182,003	0	0	0	0	272,413	\$744,382	\$3.61
Specialties	106,615	0	0	408,723	0	0	456,628	0	0	0	0	0	\$865,351	\$4.19
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	9,425,668	0	210,517	2,033,333	1,575,645	4,164,588	4,431,626	712,543	2,661,235	1,550,423	821,489	0	\$18,161,399	\$87.99



El Paso High School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The El Paso High School facility has an overall FCI of 25.9%

The total current cost for all building deficiencies is \$9,425,668. There are \$1,772,832 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$7,984,083. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$36,412,912.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

El Paso High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement Note: Replace 100 ft of asphalt outside building 6 because it is cracked and uneven.	Capital Renewal	500	SF	3	\$1,589	2088
Concrete Walks Require Replacement Note: Replace 250 ft of concrete sidewalk because it is broken, cracked and uneven and is a bad tripping hazard. Location: Northeast side of building 3, south side of old custodian house across from building 5, southwest side of building 1 by the ramp, and west side of building 1, near the entry stairs and garbage disposal area.	Capital Renewal	1,250	SF	3	\$15,173	2089
Asphalt Paving Is Damaged And Requires Replacement Note: Replace asphalt paving because it is heavily cracked and a tripping hazard. 140 car parking lot on northwest side. 6 car parking lot on northside of building 1.	Capital Renewal	146	CAR	4	\$299,297	2087
Fencing Is Damaged And Should Be Replaced (4' Chain Link Fence)	Capital Renewal	500	LF	4	\$17,457	2081
Fencing Is Damaged And Should Be Replaced (Concertino)	Capital Renewal	1,200	LF	4	\$428,561	2083
Fencing Is Damaged And Should Be Replaced (Ornamental Fence)	Capital Renewal	2,060	LF	4	\$162,151	2082
Fencing Requires Repair (Retaining Wall)	Deferred Maintenance	1,000	LF	4	\$823,661	2084
Fencing Requires Repair(Brick) Note: Replace broken fence along the southwest side of building 4.	Deferred Maintenance	20	LF	4	\$3,190	2085
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	300	LF	4	\$11,918	2080
Gate Requires Replacement Note: Replace non-motorized broken gate on the south side of building 4.	Deferred Maintenance	1	Ea.	4	\$725	2086
Play Field Requires Regrading Note: Regrade the playfield within the competition track. There are large areas of water puddles and uneven surface.	Deferred Maintenance	8,000	SF	5	\$9,109	2090
Sub Total for System		11	items		\$1,772,832	
Sub Total for School and Site Level		11	items		\$1,772,832	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$48,628	2362
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$27,374	2363
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$23,123	4469
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	6	Ea.	3	\$7,179	2361
The Canopy Lighting Requires Replacement	Deferred Maintenance	5	Ea.	4	\$12,048	2360
Sub Total for System		5	items		\$118,352	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	39,500	SF	1	\$508,474	2034
Sub Total for System		1	items		\$508,474	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: All exterior doors	Deferred Maintenance	27	Door	3	\$5,056	2062
The Exterior Requires Painting Note: Repaint concrete at ground level.	Capital Renewal	3,000	SF Wall	5	\$12,797	2061
Sub Total for System		2	items		\$17,853	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Replace with doors.	Capital Renewal	238	Door	2	\$637,190	2075
Interior Doors Require Replacement Note: Most hallway doors are in bad condition (wood); replace. Repaint newer doors typically at storage rooms.	Capital Renewal	238	Door	3	\$699,609	2072
The Carpet Flooring Requires Replacement Location: First floor counselor offices, reception x235, Assistant Principal x231	Capital Renewal	5,561	SF	3	\$70,265	2066
The Suspended Ceiling Grid and Tiles Require Replacement Note: Hallways, misc. storage, and classrooms (all floors).	Capital Renewal	55,609	SF	3	\$602,813	2064
The Vinyl Composition Tile Requires Replacement Location: Misc. rooms all over, especially fourth floor classrooms	Capital Renewal	22,244	SF	3	\$239,347	2067
The Terrazzo Flooring Requires Repair Note: Extensive cracking and damage in hallways; needs repair.	Deferred Maintenance	22,244	SF	4	\$1,020,994	2069
The Wood Flooring Requires Repair Location: Resource x330, Fourth floor theater storage	Deferred Maintenance	1,113	SF	4	\$16,337	2068



Facilities Feasibility Study

El Paso High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Repainting Note: Repaint newer doors.	Deferred Maintenance	56	Door	5	\$4,222	2074
Interior Gypboard Walls Require Repainting Note: Most classrooms, hallways (all floors).	Deferred Maintenance	90,000	SF Wall	5	\$363,890	2065
The Acoustical Ceilings Tiles Require Replacement Note: Basement band room office.	Capital Renewal	232	SF	5	\$1,569	2063
The Concrete Flooring Requires Repair or Repainting Note: Extensive cracking; needs repair. Location: Janitorial area, first floor	Deferred Maintenance	5,561	SF	5	\$17,744	2070
Sub Total for System		11	items		\$3,673,982	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Air Handler HVAC Component Requires Replacement	Capital Renewal	1	Ea.	2	\$65,937	2383
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,374	2364
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$13,045	4467
The Electrical Transformer Requires Replacement	Capital Renewal	7	Ea.	2	\$46,508	4468
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$25,236	4470
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$21,589	4471
The Electrical Transformer Requires Replacement	Capital Renewal	12	Ea.	2	\$88,488	4472
The Furnaces HVAC Component Requires Replacement Note: 100 MBH	Capital Renewal	11	Ea.	2	\$44,716	2384
Abandoned Equipment needs to be removed	Deferred Maintenance	1	Ea.	3	\$1,486	2385
Sub Total for System		9	items		\$314,379	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,527	4473
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$29,832	2365
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	15	Ea.	2	\$43,945	4474
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	16	Ea.	2	\$46,875	4475
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,680	2366
The Panelboard Requires Replacement	Capital Renewal	22	Ea.	2	\$78,133	4476
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$42,749	4477
The Panelboard Requires Replacement	Capital Renewal	11	Ea.	2	\$106,477	4478
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,359	4479
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,359	4480
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$53,983	4481
Sub Total for System		11	items		\$475,919	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$4,384	2387
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	9	Ea.	4	\$26,298	2386
Sub Total for System		2	items		\$30,683	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Compressor is Inoperable and Requires Replacement	Deferred Maintenance	1	Ea.	3	\$6,511	2382
The Base Storage Cabinets Require Replacement Location: Nurse, journalism, L1 teacher lounge, L1 drama office, 410, 418, x254	Capital Renewal	150	LF	4	\$44,132	2076
The Demonstration Storage Cabinets Require Replacement Location: 410	Capital Renewal	5	LF	4	\$5,016	2079
The Upper Storage Cabinets Require Replacement Location: Nurse, 410	Capital Renewal	30	LF	4	\$5,723	2077
The Wardrobe Storage Cabinets Require Replacement Location: L1 ceramics, 410	Capital Renewal	35	LF	4	\$9,629	2078
The Metal Student Lockers Require Repainting Note: Repaint 6' tall lockers Location: Hallways & locker rooms	Deferred Maintenance	706	Ea.	5	\$22,219	2050
Sub Total for System		6	items		\$93,229	
Sub Total for Building 01 - Main Building		47	items		\$5,232,871	



Facilities Feasibility Study

El Paso High School Condition Assessment

Building: 02 - Café / LRC

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	13,588	SF	1	\$184,225	2035
Sub Total for System		1	items		\$184,225	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Replace near kitchen	Capital Renewal	2	Door	2	\$7,915	2094
Exterior Door Hardware Requires Replacement Note: Replace with doors.	Deferred Maintenance	2	Ea.	3	\$5,302	2096
Exterior Metal Door Requires Repainting Note: Repaint mechanical and exit stair doors.	Deferred Maintenance	4	Door	3	\$551	2095
Sub Total for System		3	items		\$13,769	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Replace with doors.	Capital Renewal	2	Door	2	\$3,941	2103
Interior Doors Require Replacement Note: Replace cafeteria storage x109 (wood).	Capital Renewal	2	Door	3	\$4,327	2101
The Suspended Ceiling Grid and Tiles Require Replacement Location: Cafeteria, library processing x209 and x204	Capital Renewal	7,354	SF	3	\$58,679	2097
The Vinyl Composition Tile Requires Replacement	Capital Renewal	6,128	SF	3	\$48,535	2099
Interior Doors Require Repainting Note: Repaint remaining typically doors.	Deferred Maintenance	24	Door	5	\$1,332	2102
Interior Gypboard Walls Require Repainting Location: 2nd floor circulation at top of main stairs	Deferred Maintenance	800	SF Wall	5	\$2,381	2098
Sub Total for System		6	items		\$119,196	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,151	2388
Sub Total for System		1	items		\$2,151	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Location: Southwest corner of library processing x209	Capital Renewal	5	LF	4	\$1,083	2104
The Upper Storage Cabinets Require Replacement Note: Southwest corner of library processing x209.	Capital Renewal	5	LF	4	\$702	2105
Sub Total for System		2	items		\$1,785	
Sub Total for Building 02 - Café / LRC		13	items		\$321,125	

Building: 03 - Gymnasium

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$5,659	2368
The Canopy Lighting Requires Replacement	Deferred Maintenance	14	Ea.	4	\$31,905	2367
Sub Total for System		2	items		\$37,564	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	15,674	SF	1	\$190,832	2036
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	20,587	SF	1	\$358,643	2037
Sub Total for System		2	items		\$549,475	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: All exterior doors	Deferred Maintenance	16	Door	3	\$2,834	2125
Sub Total for System		1	items		\$2,834	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	23	Door	2	\$58,240	2135
Interior Doors Require Replacement	Capital Renewal	4	Door	3	\$11,121	2133



Facilities Feasibility Study

El Paso High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Location: Training rooms	Capital Renewal	1,873	SF	3	\$19,061	2131
The Terrazzo Flooring Requires Repair Note: Terrazo full of cracks and damaged; repair. Location: Lobby	Deferred Maintenance	3,476	SF	4	\$150,900	2132
Interior Doors Require Repainting	Deferred Maintenance	51	Door	5	\$3,637	2134
Interior Gypboard Walls Require Repainting Location: Gym and storage	Deferred Maintenance	10,000	SF Wall	5	\$38,241	2130
The Gypboard Ceilings Are Damaged And Requires Repainting Location: Storage x101	Deferred Maintenance	990	SF	5	\$3,090	2126
Sub Total for System		7	items		\$284,290	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,956	2370
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,974	2449
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	1	Ea.	2	\$11,042	2389
Ductwork Requires Replacement	Capital Renewal	20	LF	3	\$475	2390
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	6	Ea.	3	\$49,424	2391
Sub Total for System		5	items		\$75,871	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$20,216	2445
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	2446
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	2447
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$18,996	2448
Sub Total for System		4	items		\$61,132	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Location: Training rooms and concessions	Capital Renewal	30	LF	4	\$8,348	2136
The Upper Storage Cabinets Require Replacement Location: Training rooms and concessions	Capital Renewal	30	LF	4	\$5,412	2138
The Fixed Shelving Storage Cabinets Require Repainting Location: Training room and concessions	Deferred Maintenance	30	LF	5	\$1,135	2143
The Wardrobe Storage Cabinets Require Repainting Location: Training rooms and concessions	Deferred Maintenance	30	LF	5	\$835	2140
Sub Total for System		4	items		\$15,730	
Sub Total for Building 03 - Gymnasium		25	items		\$1,026,896	

Building: 04 - Auxiliary Gym

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	10	Ea.	3	\$11,966	2372
Sub Total for System		1	items		\$11,966	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: All exterior doors.	Deferred Maintenance	10	Door	3	\$1,873	2144
Sub Total for System		1	items		\$1,873	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Location: PE storage 106	Capital Renewal	712	SF	3	\$7,718	2145
Interior Doors Require Repainting Note: All interior doors (metal).	Deferred Maintenance	6	Door	5	\$452	2147
Interior Gypboard Walls Require Repainting Location: Gym and PE storage	Deferred Maintenance	5,000	SF Wall	5	\$20,216	2146
Sub Total for System		3	items		\$28,387	



Facilities Feasibility Study

El Paso High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,551	2416
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,359	2417
Sub Total for System		2	items		\$22,911	
Sub Total for Building 04 - Auxiliary Gym		7	items		\$65,136	

Building: 05 - Wrestling

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	3	Ea.	3	\$3,395	2374
Sub Total for System		1	items		\$3,395	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	3,111	SF	1	\$54,196	2038
Sub Total for System		1	items		\$54,196	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: Replace the main door.	Capital Renewal	1	Door	2	\$5,085	2149
Exterior Door Hardware Requires Replacement Note: Replace with door.	Deferred Maintenance	1	Ea.	3	\$3,407	2150
The Exterior Requires Painting Note: Concrete at foundation on south side.	Capital Renewal	500	SF Wall	5	\$2,017	2148
Sub Total for System		3	items		\$10,509	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Replace with doors.	Capital Renewal	3	Door	2	\$7,596	2154
Interior Doors Require Replacement Note: Replace 2 metal doors at mech room and wood door at storage.	Capital Renewal	3	Door	3	\$8,341	2153
Interior Gypboard Walls Require Repainting Note: Repaint all walls except restroom.	Deferred Maintenance	3,500	SF Wall	5	\$13,384	2151
The Concrete Flooring Requires Repair or Repainting Note: Cracked floor on south end. See structural referral form.	Deferred Maintenance	623	SF	5	\$1,880	2152
Sub Total for System		4	items		\$31,202	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$32,453	2394
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	1	Ea.	2	\$11,042	2392
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	1	Ea.	4	\$2,491	2393
Sub Total for System		3	items		\$45,986	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	2375
Sub Total for System		1	items		\$13,477	
Sub Total for Building 05 - Wrestling		13	items		\$158,765	

Building: 06 - ROTC

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Asphalt Shingles Roof Covering Is Damaged And Requires Repair	Deferred Maintenance	50	SF	5	\$130	2039
Sub Total for System		1	items		\$130	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: Replace all exterior windows Location: West face	Capital Renewal	4	SF	2	\$453	2164
The Metal Exterior Door Requires Replacement Note: Replace metal office door.	Capital Renewal	1	Door	2	\$5,376	2161
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	24	SF	2	\$5,245	2165



Facilities Feasibility Study

El Paso High School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement Note: Replace with office door.	Deferred Maintenance	1	Ea.	3	\$3,602	2163
Exterior Metal Door Requires Repainting Note: Repaint remaining metal doors that don't need replacing.	Deferred Maintenance	3	Door	3	\$562	2162
Sub Total for System		5	items		\$15,238	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Replace with doors	Capital Renewal	13	Door	2	\$34,805	2171
Interior Doors Require Replacement Location: Offices, classrooms, armory storage (wood)	Capital Renewal	13	Door	3	\$38,214	2169
The Vinyl Composition Tile Requires Replacement Location: Classrooms, offices, and storage	Capital Renewal	3,281	SF	3	\$35,304	2168
Interior Doors Require Repainting	Deferred Maintenance	2	Door	5	\$151	2170
Interior Gypboard Walls Require Repainting Location: Classrooms and firing range	Deferred Maintenance	3,000	SF Wall	5	\$12,130	2167
The Acoustical Ceilings Tiles Require Replacement Note: All rooms	Capital Renewal	4,374	SF	5	\$29,587	2166
Sub Total for System		6	items		\$150,189	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Furnaces HVAC Component Requires Replacement Note: 40 MBH each	Capital Renewal	2	Ea.	2	\$8,130	2398
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	1	Ea.	2	\$23,350	2395
Ductwork Requires Replacement	Capital Renewal	20	LF	3	\$502	2397
The 4 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	2	Ea.	3	\$98,687	2396
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$17,419	2399
Sub Total for System		5	items		\$148,089	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	2376
Sub Total for System		1	items		\$7,125	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,922	2400
Sub Total for System		1	items		\$2,922	
Sub Total for Building 06 - ROTC		19	items		\$323,693	

Building: 07 - Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Slate Roof Requires Replacement	Capital Renewal	3,696	SF	1	\$186,327	2040
Sub Total for System		1	items		\$186,327	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: Repaint both doors	Deferred Maintenance	2	Door	3	\$354	2172
Sub Total for System		1	items		\$354	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Replace with doors	Capital Renewal	7	Door	2	\$17,725	2178
Interior Doors Require Replacement Note: Replace 6 woods doors and 1 metal at storage x112.	Capital Renewal	7	Door	3	\$9,724	2177
The Carpet Flooring Requires Replacement Location: Locker areas	Capital Renewal	2,403	SF	3	\$28,717	2175
The Ceramic Tile Flooring Requires Replacement Location: Shower and toilet areas	Capital Renewal	924	SF	3	\$18,665	2176
Interior Gypboard Walls Require Repainting Note: Repaint most walls except restroom in coach office (x108)	Deferred Maintenance	7,000	SF Wall	5	\$26,769	2174



Facilities Feasibility Study

El Paso High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	1,479	SF	5	\$9,462	2173
Note: Ceilings in locker areas.						
Sub Total for System		6	items		\$111,061	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	6	Ea.	3	\$49,424	2402
The 2 X 2 Exhausts/Hoods Require Replacement	Deferred Maintenance	2	Ea.	4	\$55,511	2401
Sub Total for System		2	items		\$104,935	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	2403
Sub Total for System		1	items		\$2,764	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting	Deferred Maintenance	80	Ea.	5	\$2,381	2053
Note: Repaint 6' tall lockers						
Location: Hallways & locker rooms						
Sub Total for System		1	items		\$2,381	
Sub Total for Building 07 - Field House		12	items		\$407,822	

Building: 08 - Mechanical Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	4	Ea.	3	\$4,786	2377
Sub Total for System		1	items		\$4,786	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	6	Door	3	\$1,124	2179
Note: Repaint all exterior doors.						
Sub Total for System		1	items		\$1,124	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,374	2378
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$8,709	2404
Sub Total for System		2	items		\$16,083	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	2379
Sub Total for System		1	items		\$7,125	
Sub Total for Building 08 - Mechanical Building		5	items		\$29,118	

Building: 09 - Press Box

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	561	SF	1	\$4,041	2041
Sub Total for System		1	items		\$4,041	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	300	SF	2	\$32,107	2181
Note: Replace hollow metal storefront system facing field.						
The Concrete / CMU Exterior Requires Repair	Deferred Maintenance	1,000	SF Wall	4	\$11,059	2180
Note: Repair cracking and spalling all over.						
Sub Total for System		2	items		\$43,166	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	4	Door	3	\$5,556	2183
Note: Replace restroom and storage doors (wood).						
The Exposed Ceilings Require Repainting	Capital Renewal	562	SF	5	\$3,167	2182



Facilities Feasibility Study

El Paso High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Repaint entire ceiling						
Sub Total for System		2	items		\$8,723	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	1	Ea.	2	\$11,042	2405
Sub Total for System		1	items		\$11,042	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	2380
Sub Total for System		1	items		\$9,155	
Sub Total for Building 09 - Press Box		7	items		\$76,127	

Building: 10 - Ticketbooth

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	1	Door	2	\$2,585	2185
Sub Total for System		1	items		\$2,585	
Sub Total for Building 10 - Ticketbooth		1	items		\$2,585	

Building: 11 - P.E. Storage

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	1	Ea.	3	\$3,602	2188
Sub Total for System		1	items		\$3,602	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	1	Door	2	\$5,094	2187
Sub Total for System		1	items		\$5,094	
Sub Total for Building 11 - P.E. Storage		2	items		\$8,696	
Total for Campus		162	items		\$9,425,668	

Buildings with no reported deficiencies

- 301 - Transportable-0301
- 688 - Transportable-688
- 723 - Transportable-723
- 735 - Transportable-735

El Paso High School Condition Assessment
Supporting Photos



El Paso HS - Abandoned Air Compressor



El Paso HS - Abandoned Sink



El Paso HS - Aged Basketball Goal



El Paso HS - Broken Vent



El Paso HS - Computer Lab Fan Coil



El Paso HS - Cracked Parking Lot Paving



El Paso HS - Damaged Asphalt Paving



El Paso HS - Damaged Chain Link



El Paso HS - Damaged Concrete Paving



El Paso HS - Damaged Drinking Fountain



El Paso HS - Damaged Ductwork



El Paso HS - Damaged Exhaust Fan



El Paso HS - Damaged Exhaust Fan 02



El Paso HS - Damaged Pedestrian Walkway



El Paso HS - Damaged Pedestrian Paving



El Paso HS - Dated Tub Valves



El Paso HS - Elevation



El Paso HS - Exhaust Fan



El Paso HS - Exposed Air Handler



El Paso HS - Exterior



El Paso HS - Field House Mechanical Room



El Paso HS - Football Field



El Paso HS - Hot Water Storage Tank



El Paso HS - Makeshift AC



El Paso HS - Marquee



El Paso HS - MAU Main Building



El Paso HS - Mechanical Building



El Paso HS - Missing Valve Actuator Covers



El Paso HS - Ornamental Fencing



El Paso HS - Penthouse Vent



El Paso HS - Penthouse Ventilator



El Paso HS - Practice Fields



El Paso HS - Preserved Historical Bathtub



El Paso HS - Preserved Historical Room



El Paso HS - Rooftop AHU



El Paso HS - Sewer Lines in Need of Repair



El Paso HS - Site Signage



El Paso HS - Stadium



El Paso HS - Unprotected and Exposed Electrical Buss Bar



El Paso HS - Weathered Condenser



El Paso HS - Worn Tennis Court Surface



Facilities Feasibility Study
Fannin Elementary School Condition Assessment

Summary of Findings

The Fannin Elementary School Facility located at 5425 Salem in El Paso, Texas, was built in 1963. It comprises 72,283 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,933,092.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$440,250	.00%	\$440,250	.00%	\$0.00	\$0
01	Building 01	5,981	1963	\$550,438	51.43%	\$830,573	77.61%	\$92.03	\$280,135
02	Building 02	15,455	1963	\$415,221	15.02%	\$1,007,122	36.42%	\$26.87	\$591,901
03	Building 03	19,324	1963	\$595,337	17.22%	\$1,580,502	45.71%	\$30.81	\$985,165
04	Cafeteria/Orchestra Building	17,307	1963	\$822,527	26.56%	\$1,208,185	39.01%	\$47.53	\$385,658
05	Gym Building	4,830	2005	\$0	.00%	\$19,266	2.23%	\$0.00	\$19,266
06	Library Building	2,474	1963	\$109,319	24.70%	\$238,807	53.95%	\$44.19	\$129,488
307	Transportable-0307	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
370	Transportable-370	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
397	Transportable-397	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
502	Transportable-502	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
611	Transportable-611	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
684	Transportable-684	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
751	Transportable-751	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
769	Transportable-769	864	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		72,283		\$2,933,092	25.08%	\$5,324,705	45.52%	\$40.58	\$2,391,613

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$7,739	\$432,511	\$440,250
Roofing	\$695,116	-	\$1,770	-	-	\$696,886
Structural	-	-	-	-	-	\$0
Exterior	-	\$374,036	-	-	-	\$374,036
Interior	-	-	\$42,543	-	-	\$42,543
Mechanical	-	-	\$256,815	-	\$17,734	\$274,549
Electrical	-	\$572,914	-	\$10,118	-	\$583,032
Plumbing	-	-	\$93,122	-	-	\$93,122
Fire and Life Safety	-	\$18,905	-	-	-	\$18,905
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$22,978	-	-	\$386,790	-	\$409,767



Facilities Feasibility Study
Fannin Elementary School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$718,093	\$965,855	\$394,251	\$404,647	\$450,245	\$2,933,092

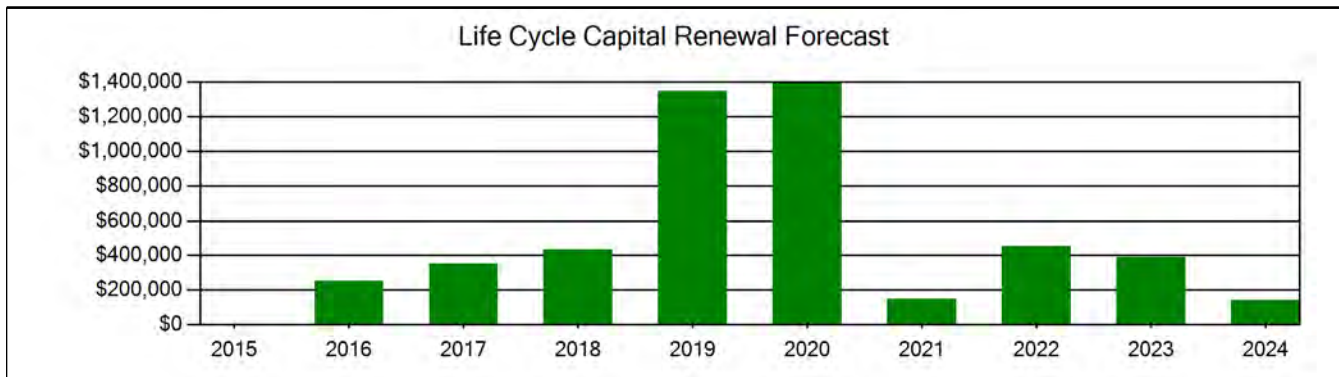
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	440,250	0	0	0	0	0	0	147,598	153,165	0	0	\$300,763	\$4.60
Roofing	696,886	0	0	0	0	56,316	0	0	0	0	0	\$56,316	\$0.86
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	374,036	0	0	0	0	0	290,142	0	282,308	101,627	0	\$674,077	\$10.31
Interior	42,543	0	0	0	223,008	18,358	988,485	0	0	78,704	0	\$1,308,555	\$20.02
Mechanical	274,549	0	253,933	5,112	146,258	491,266	81,655	0	12,178	0	77,329	\$1,067,731	\$16.33
Electrical	583,032	0	0	0	0	770,974	0	0	0	0	65,179	\$836,153	\$12.79
Plumbing	93,122	0	0	22,093	3,129	12,587	9,248	0	0	209,530	0	\$256,587	\$3.93
Fire and Life Safety	18,905	0	0	327,681	0	0	20,962	0	0	0	0	\$348,643	\$5.33
Technology	0	0	0	0	60,898	0	0	0	5,365	0	0	\$66,263	\$1.01
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	409,767	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,933,092	0	253,933	354,886	433,293	1,349,501	1,390,492	147,598	453,016	389,861	142,508	\$4,915,088	\$75.19





Fannin Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Fannin Elementary School facility has an overall FCI of 25.1%

The total current cost for all building deficiencies is \$2,933,092. There are \$440,250 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,391,613. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,696,833.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Fannin Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Marquee Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	4	\$7,739	1979
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	33,000	SF	5	\$414,861	1981
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	8	Ea.	5	\$17,651	1980
	Sub Total for System	3	items		\$440,250	
	Sub Total for School and Site Level	3	items		\$440,250	

Building: 01 - Building 03

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	14,400	SF	1	\$149,722	2624
	Sub Total for System	1	items		\$149,722	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	60	SF Wall	2	\$29,630	2678
	Sub Total for System	1	items		\$29,630	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 3x5	Capital Renewal	2	Ea.	2	\$77,056	2676
The Aluminum Window Is Damaged And Requires Replacement Note: 5x2.5	Capital Renewal	16	Ea.	2	\$9,988	2677
	Sub Total for System	2	items		\$87,044	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Is Damaged And Should Be Repaired Note: need to replace transformer in custodian closet	Deferred Maintenance	45	KVA	2	\$10,922	2680
The Exterior Liquid Filled Transformer Is Damaged And Should Be Replaced	Capital Renewal	113	KVA	2	\$15,572	2679
	Sub Total for System	2	items		\$26,494	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: 100amps	Capital Renewal	3	Ea.	2	\$72,430	2629
The Distribution Panel Requires Replacement Note: need to replace MDP in exterior electrical closet	Capital Renewal	1	Ea.	2	\$25,332	2681
The Panelboard Requires Replacement Note: need to update [anles in corridor did not find transformer	Capital Renewal	1	Ea.	2	\$9,155	2630
The Panelboard Requires Replacement Note: need to replace panel in corridor and custodian closet panel, "AA" "O" and panel with out label	Capital Renewal	2	Ea.	2	\$6,718	2682
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2683
	Sub Total for System	5	items		\$120,374	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3	\$25,867	2648
	Sub Total for System	1	items		\$25,867	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	120	LF	4	\$111,306	2675
	Sub Total for System	1	items		\$111,306	
	Sub Total for Building 01 - Building 03	13	items		\$550,438	

Building: 02 - Building 02

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	15,455	SF	1	\$160,691	2687
	Sub Total for System	1	items		\$160,691	



Facilities Feasibility Study

Fannin Elementary School Condition Assessment

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	250	SF Wall	2	\$29,630	2688
Sub Total for System		1	items		\$29,630	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	40	SF	2	\$4,281	2689
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	600	SF	2	\$64,214	2690
Note: 2.5x5						
Sub Total for System		2	items		\$68,494	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	2685
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	2686
Sub Total for System		2	items		\$19,232	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3	\$25,867	2684
Sub Total for System		1	items		\$25,867	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	400	LF	4	\$111,306	2691
Sub Total for System		1	items		\$111,306	
Sub Total for Building 02 - Building 02		8	items		\$415,221	

Building: 03 - Building 03

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	18,600	SF	1	\$193,391	2625
Sub Total for System		1	items		\$193,391	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	320	SF Wall	2	\$37,926	1970
Sub Total for System		1	items		\$37,926	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	10	Ea.	2	\$12,485	1971
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	600	SF	2	\$64,214	1972
Note: 5x2						
Sub Total for System		2	items		\$76,699	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	18,600	SF	3	\$110,399	2650
Duct Cleaning Required	Deferred Maintenance	18,600	SF	5	\$17,734	2649
Sub Total for System		2	items		\$128,133	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	2636
Note: panel in corridor						
Sub Total for System		1	items		\$3,359	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	560	LF	4	\$155,829	1973
Sub Total for System		1	items		\$155,829	
Sub Total for Building 03 - Building 03		8	items		\$595,337	



Facilities Feasibility Study

Fannin Elementary School Condition Assessment

Building: 04 - Cafeterium/Orch

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$45,992	2641
Sub Total for System		1	items		\$45,992	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	16,000	SF	1	\$166,358	2626
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,770	2627
Sub Total for System		2	items		\$168,128	

Note: 4x3

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	250	SF Wall	2	\$29,630	1974
Sub Total for System		1	items		\$29,630	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	140	SF	2	\$14,983	1975
Sub Total for System		1	items		\$14,983	

Note: 2x5

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	16,000	SF	2	\$256,532	2896
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,300	SF	3	\$26,260	1977
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,600	SF	3	\$16,283	1976
Sub Total for System		3	items		\$299,075	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$12,338	2642
Kitchen Air/Exhaust is Inadequate and Should be Repaired	Deferred Maintenance	1	Ea.	3	\$2,713	2651
Sub Total for System		4	items		\$86,903	

Note: replace exh fan -1963 vintage

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	2637
Note: system is outdated and needs to be replaced						
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$16,795	2638
Note: very old GE & Seimen panels, main panel is exterior and in weather proof enclosure.						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2643
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	2644
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	2645
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$10,118	2639
Note: 20 amps						
Sub Total for System		6	items		\$86,197	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	16	Ea.	3	\$41,388	2655
Sub Total for System		1	items		\$41,388	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Kitchen Fire Suppression Hood	Functional Deficiency	1	Ea.	2	\$18,905	2652
Sub Total for System		1	items		\$18,905	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	16,000	SF	1	\$22,978	2640
Note: PA system is original to the school, it is functional but needs to be replaced						
Sub Total for System		1	items		\$22,978	



Facilities Feasibility Study

Fannin Elementary School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$8,348	1978
	Sub Total for System	1	items		\$8,348	
	Sub Total for Building 04 - Cafeterium/Orch	22	items		\$822,527	

Building: 06 - Library

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	2,400	SF	1	\$24,954	2704
	Sub Total for System	1	items		\$24,954	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$2,842	2707
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	11	Ea.	3	\$69,009	2708
	Sub Total for System	2	items		\$71,851	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	2705
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	2706
	Sub Total for System	2	items		\$12,514	
	Sub Total for Building 06 - Library	5	items		\$109,319	
	Total for Campus	59	items		\$2,933,092	

Buildings with no reported deficiencies

- 05 - GYM
- 307 - Transportable-0307
- 370 - Transportable-370
- 397 - Transportable-397
- 502 - Transportable-502
- 611 - Transportable-611
- 684 - Transportable-684
- 751 - Transportable-751
- 769 - Transportable-769

Fannin Elementary School Condition Assessment
Supporting Photos



Fannin ES - Building 1



Fannin ES - Building 2



Fannin ES - Building 3



Fannin ES - Entry



Fannin ES - Gym Exterior



Fannin ES - Marquee



Fannin ES - Cracked Paved Play Area



Facilities Feasibility Study
Franklin 9th Grade Center Condition Assessment

Summary of Findings

The Franklin 9th Grade Center Facility located at 825 E Redd Rd in El Paso, Texas, was built in 1992. It comprises 187,230 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$689,099.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Exterior Site	0	0	\$95,899	.00%	\$191,263	.00%	\$0.00	\$95,364
	Main Building	187,230	1992	\$593,200	1.77%	\$5,003,085	14.93%	\$3.17	\$4,409,885
Totals		187,230		\$689,099	2.06%	\$5,194,348	15.51%	\$3.68	\$4,505,249

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$21,891	\$74,008	\$95,899
Roofing	-	\$73,969	\$5,511	\$9,252	-	\$88,732
Structural	-	-	-	-	-	\$0
Exterior	-	\$15,830	\$10,338	-	-	\$26,167
Interior	-	\$3,941	\$87,332	\$64,312	\$203,574	\$359,160
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	\$2,437	-	\$2,437
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	\$116,704	-	-	\$116,704
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$93,740	\$219,885	\$97,893	\$277,582	\$689,099

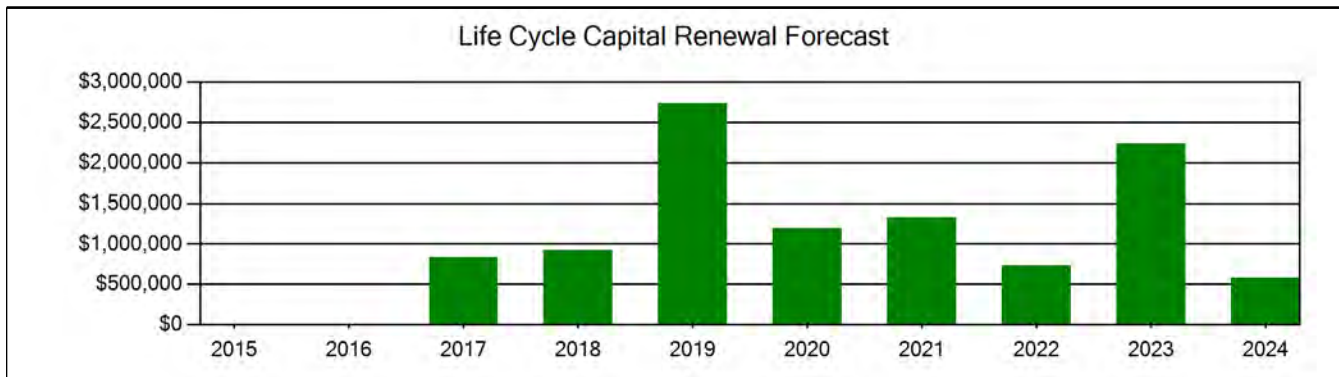
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	95,899	0	0	95,364	0	0	119,185	1,275,090	233,786	0	0	\$1,723,425	\$9.20
Roofing	88,732	0	0	0	0	0	0	0	0	0	207,435	\$207,435	\$1.11
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	26,167	0	0	0	0	0	0	0	39,574	178,342	0	\$217,916	\$1.16
Interior	359,160	0	0	0	419,725	36,345	1,022,735	51,298	86,969	1,182,448	0	\$2,799,520	\$14.95
Mechanical	0	0	0	0	297,634	311,498	55,018	0	0	0	374,372	\$1,038,522	\$5.55
Electrical	0	0	0	0	0	2,391,884	0	0	363,362	0	0	\$2,755,246	\$14.72
Plumbing	2,437	0	0	35,343	0	0	0	0	8,639	873,493	0	\$917,475	\$4.90
Fire and Life Safety	0	0	0	708,198	0	0	0	0	0	0	0	\$708,198	\$3.78
Technology	0	0	0	0	209,258	0	0	0	0	0	0	\$209,258	\$1.12
Conveyances	116,704	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	689,099	0	0	838,905	926,617	2,739,727	1,196,938	1,326,388	732,330	2,234,283	581,807	\$10,576,995	\$56.49





Franklin 9th Grade Center Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Franklin 9th Grade Center facility has an overall FCI of 2.1%

The total current cost for all building deficiencies is \$689,099. There are \$95,899 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$4,505,249. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$33,501,062.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Franklin 9th Grade Center Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement	Deferred Maintenance	6	Ea.	4	\$21,891	1589
Play Field Requires Regrading	Deferred Maintenance	65,000	SF	5	\$74,008	1588
Note: Football field						
Sub Total for System		2	items		\$95,899	
Sub Total for School and Site Level		2	items		\$95,899	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Flashing Requires Replacement	Deferred Maintenance	80	LF	2	\$2,505	1598
Metal Coping Is Damaged Or Loose And Should Be Replaced	Deferred Maintenance	1,800	LF	2	\$71,408	1599
The Roof Drains Require Cleaning	Deferred Maintenance	3	Ea.	2	\$57	1602
Strainers Are Missing And Needed	Deferred Maintenance	5	Ea.	3	\$5,269	1603
The Roof Operable Hatch Requires Repair	Deferred Maintenance	1	Ea.	3	\$243	1601
The Roof Requires Cleaning	Deferred Maintenance	93,500	SF	4	\$9,252	1600
Sub Total for System		6	items		\$88,732	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	4	Door	2	\$15,830	1590
The Aluminum Storefront Exterior Door Requires Repair	Deferred Maintenance	28	Door	3	\$10,338	1591
Sub Total for System		2	items		\$26,167	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	2	Door	2	\$3,941	1596
The Carpet Flooring Requires Replacement	Capital Renewal	9,390	SF	3	\$87,332	1594
Note: Library						
Corner Guards Require Replacement	Deferred Maintenance	12	LF	4	\$463	2331
Note: Corner of walls being chipped off						
Location: Music Room						
The Concrete Flooring Is Damaged And Requires Replacement	Capital Renewal	9,350	SF	4	\$63,817	1595
The Wood Flooring Requires Repair	Deferred Maintenance	3	SF	4	\$32	2334
Note: Athletic wood floor is slipping away from door frame, creating a gap that could be a tripping hazard						
Location: Entry to Gymnasium						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	50,000	SF Wall	5	\$148,806	1593
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	11,000	SF	5	\$54,769	1592
Sub Total for System		7	items		\$359,160	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$2,437	1604
Sub Total for System		1	items		\$2,437	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Requires Replacement	Capital Renewal	1	Ea.	3	\$116,704	1597
Sub Total for System		1	items		\$116,704	
Sub Total for Building 01 - Main Building		17	items		\$593,200	
Total for Campus		19	items		\$689,099	

Franklin 9th Grade Center Condition Assessment
Supporting Photos



Franklin 9th Grade Center - Band Room



Franklin 9th Grade Center - Building Signage



Franklin 9th Grade Center - Cafeteria



Franklin 9th Grade Center - Classroom



Franklin 9th Grade Center - Clogged Roof Drain



Franklin 9th Grade Center - Counter Flashing Damage



Franklin 9th Grade Center - Cracked Exterior Brick



Franklin 9th Grade Center - Damaged Cove Base



Franklin 9th Grade Center - Damaged Cove Base at Gym



Franklin 9th Grade Center - Damaged Flashing



Franklin 9th Grade Center - Elevation



Franklin 9th Grade Center - Paved Play Area



Franklin 9th Grade Center - Gym



Franklin 9th Grade Center - Hallway Finishes



Franklin 9th Grade Center - Lab Room



Franklin 9th Grade Center - Library



Franklin 9th Grade Center - Parking



Franklin 9th Grade Center - Restroom Fixtures and Finishes



Franklin 9th Grade Center - Roof General Condition 01



Franklin 9th Grade Center - Roof General Condition 02



Franklin 9th Grade Center - Weathered Coping



Franklin 9th Grade Center - Aged Exterior Metal Doors



Franklin 9th Grade Center - Cracked and Weathered Paving at Play Areas



Franklin 9th Grade Center - Wrestling Gym



Facilities Feasibility Study Franklin High School Condition Assessment

Summary of Findings

The Franklin High School Facility located at 900 N. Resler in El Paso, Texas, was built in 1994. It comprises 327,027 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$594,838.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	269,798	1994	\$254,859	.54%	\$254,859	.54%	\$0.94	\$0
02	Music Building	18,481	1994	\$50,680	1.55%	\$82,832	2.54%	\$2.74	\$32,152
03	Locker Room Building	4,512	2005	\$83,854	10.53%	\$170,552	21.43%	\$18.58	\$86,698
04	Field House	11,394	1994	\$179,073	8.91%	\$234,677	11.67%	\$15.72	\$55,604
05	Cooling Towers	3,163	1994	\$22,522	4.04%	\$111,142	19.92%	\$7.12	\$88,620
06	Baseball Dugout 1	564	1994	\$3,849	3.87%	\$3,849	3.87%	\$6.83	\$0
07	Baseball Dugout 2	377	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
08	Press Box	114	1994	\$0	.00%	\$524	2.61%	\$0.00	\$524
09	Concessions Building	480	1994	\$0	.00%	\$13,495	15.94%	\$0.00	\$13,495
230	Transportable-0230	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
387	Transportable-387	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
414RR	Transportable-0414RR	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
689	Transportable-689	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
695	Transportable-695	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
715	Transportable-715	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
736	Transportable-736	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
761	Transportable-761	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
771	Transportable-771	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
824	Transportable-824	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
826	Transportable-826	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
827	Transportable-827	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
828	Transportable-828	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
829	Transportable-829	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
830	Transportable-830	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
831	Transportable-831	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
840	Transportable-840	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
841	Transportable-841	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
842	Transportable-842	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
846	Transportable-846	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
847	Transportable-847	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		327,027		\$594,838	1.09%	\$871,931	1.60%	\$1.82	\$277,093

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.



Facilities Feasibility Study
Franklin High School Condition Assessment

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$295,218	\$36,817	\$486	-	-	\$332,520
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,666	\$5,302	-	-	\$6,968
Interior	-	-	\$118,240	\$3,849	-	\$122,090
Mechanical	-	\$22,522	\$97,004	-	\$1,106	\$120,632
Electrical	-	-	-	-	-	\$0
Plumbing	-	\$87	-	\$11,845	\$696	\$12,628
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$295,218	\$61,091	\$221,032	\$15,694	\$1,802	\$594,838

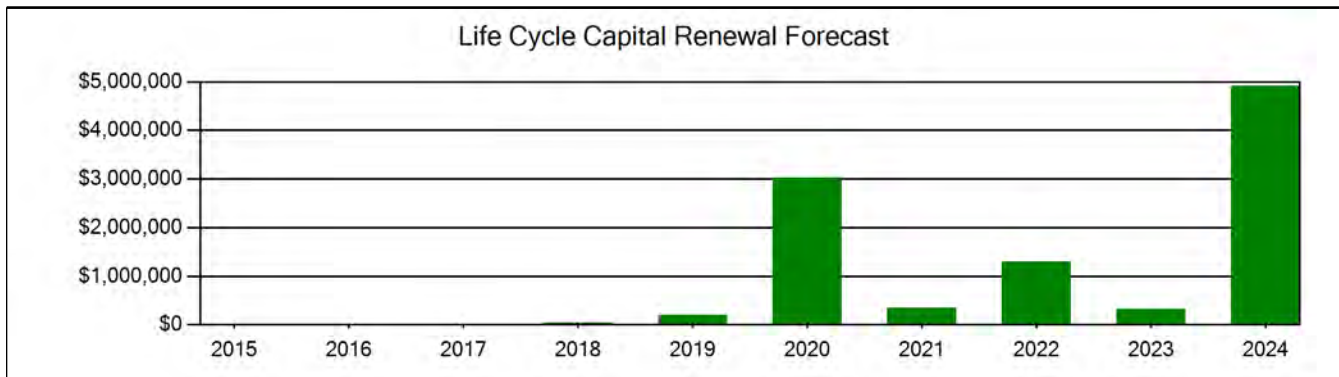
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	1,568,420	\$1,568,420	\$5.08
Roofing	332,520	0	0	0	0	2,729	0	0	0	0	2,657,526	\$2,660,255	\$8.61
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	6,968	0	0	0	0	0	11,411	0	0	87	0	\$11,498	\$0.04
Interior	122,090	0	0	0	0	7,683	1,995,571	251,496	305,289	114,175	65,681	\$2,739,895	\$8.87
Mechanical	120,632	0	19,530	5,301	47,817	153,844	280,560	0	687,108	0	588,879	\$1,783,039	\$5.77
Electrical	0	0	0	0	0	5,989	0	0	2,614	0	0	\$8,603	\$0.03
Plumbing	12,628	0	0	8,603	0	25,597	231,212	98,939	0	142,784	39,623	\$546,758	\$1.77
Fire and Life Safety	0	0	0	0	0	0	500,611	0	0	69,675	0	\$570,286	\$1.85
Technology	0	0	0	0	0	0	0	0	301,540	0	0	\$301,540	\$0.98
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	594,838	0	19,530	13,904	47,817	195,842	3,019,365	350,435	1,296,551	326,721	4,920,129	\$10,190,294	\$32.99



Franklin High School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Franklin High School facility has an overall FCI of 1.1%

The total current cost for all building deficiencies is \$594,838. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$277,093. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$54,493,140.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Franklin High School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Single ply roof system on the east and west side of the gym needs to be replaced because it is heavily worn, cracking and blistering. Location: gym	Capital Renewal	10,000	SF	1	\$45,929	3982
Sub Total for System		1	items		\$45,929	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 2 @ 5x2 - Broken and covered on the NE side of the gym. Replace outside Room X295. Location: NE side of the gym, outside Room X295	Capital Renewal	20	SF	2	\$1,666	3974
Sub Total for System		1	items		\$1,666	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement Location: Rooms L132, L133, Library, X106, X101, X105, X102, E187, E284	Capital Renewal	11,000	SF	3	\$102,305	3976
The Suspended Ceiling Grid and Tiles Require Replacement Note: Leaking in multiple areas. Location: Room L132, X103, near main entry doors (X129), A119A, W114, W127, outside room W127, E258, W210, S221, S225, E248, outside rooms E248, X147, S238A, S231	Capital Renewal	500	SF	3	\$3,990	3975
The Vinyl Composition Tile Requires Replacement Note: Need to replace old and damaged VCT flooring. Location: Rooms X301, E248, G216, outside room G216	Capital Renewal	400	SF	3	\$3,168	3977
Sub Total for System		3	items		\$109,463	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Tube Boiler Requires Replacement Location: cafeteria mech room	Capital Renewal	1	Ea.	3	\$95,196	3952
Duct Grill is Damaged Requires Replacement Note: Replace rusted grills Location: classroom 2nd floor gym N	Deferred Maintenance	12	Ea.	5	\$1,106	3949
Sub Total for System		2	items		\$96,302	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler is Damaged And Should Be Repaired Location: 2nd floor next to room 220	Deferred Maintenance	1	Ea.	4	\$804	3950
The Rest Room Lavatories Plumbing Fixtures Require Cleaning Location: girl's locker room 1st floor gym	Deferred Maintenance	1	Ea.	5	\$696	3951
Sub Total for System		2	items		\$1,500	
Sub Total for Building 01 - Main Building		9	items		\$254,859	

Building: 02 - Music Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Need to replace single ply roof system entirely. It has many cracks in the surface throughout.	Capital Renewal	2,481	SF	1	\$33,637	3995
Membrane Flashing At Curb (<2') Requires Repair Note: Membrane flashing at curb is cracked all over the flat roof. Needs to be replaced to stop leaks.	Deferred Maintenance	300	LF	2	\$8,010	3984
Sub Total for System		2	items		\$41,647	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Damaged and leaking Location: corridor, rooms X129, M121, X124	Capital Renewal	600	SF	3	\$4,788	3983
Sub Total for System		1	items		\$4,788	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$1,808	3954
Sub Total for System		1	items		\$1,808	



Facilities Feasibility Study Franklin High School Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$2,437	3953
	Sub Total for System	1	items		\$2,437	
	Sub Total for Building 02 - Music Building	5	items		\$50,680	

Building: 03 - Locker Rooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	4,512	SF	1	\$61,173	4017
Note: Replace single ply roof system. It is in poor condition and blistering throughout.						
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	250	LF	2	\$6,675	4013
Note: Membrane flashing at curb is cracked and causing leaks inside the building. Needs to be repaired.						
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	100	LF	2	\$1,229	4015
Note: Membrane flashing at equipment curb is cracked and blistering.						
The Roof Operable Hatch Requires Repair	Deferred Maintenance	1	Ea.	3	\$243	4018
Note: 3x5 - Repair the handle bar on the roof hatch.						
	Sub Total for System	4	items		\$69,320	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	1	Ea.	3	\$2,651	4010
Location: Door 703						
	Sub Total for System	1	items		\$2,651	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	400	SF	3	\$3,192	4011
Note: Damaged and leaking						
Location: Rooms X100, X102, B110						
	Sub Total for System	1	items		\$3,192	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Thru-Wall Scuppers Are Clogged	Deferred Maintenance	3	Ea.	2	\$87	4019
Note: Clean the debris around the scupper, collection of dirt and sand.						
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	4	Ea.	4	\$8,603	3955
	Sub Total for System	2	items		\$8,690	
	Sub Total for Building 03 - Locker Rooms	8	items		\$83,854	

Building: 04 - Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	11,394	SF	1	\$154,479	4030
Note: Replace single ply roofing system. It is worn, old and cracking throughout.						
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	700	LF	2	\$18,689	4028
Note: Membrane flashing at curb is worn and cracking.						
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	180	LF	2	\$2,213	4029
Note: Membrane flashing at equipment curb is cracking and blistered.						
The Roof Operable Hatch Requires Repair	Deferred Maintenance	1	Ea.	3	\$243	4031
Note: 3x5 - Repair roof hatch for missing gasket and handle bar. Unable to open hatch.						
	Sub Total for System	4	items		\$175,624	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	1	Ea.	3	\$2,651	4026
Location: A130						
	Sub Total for System	1	items		\$2,651	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	100	SF	3	\$798	4027
Note: Damaged and leaking						
Location: Room A104						
	Sub Total for System	1	items		\$798	
	Sub Total for Building 04 - Field House	6	items		\$179,073	



Facilities Feasibility Study
Franklin High School Condition Assessment

Building: 05 - Cooling Towers

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Cooling Tower Is Damaged And Requires Repair	Deferred Maintenance	1,400	TonAC	2	\$22,522	3969
Note: 2 @ 700 TonAC each - corroded and in need of repair.						
	Sub Total for System	1	items		\$22,522	
	Sub Total for Building 05 - Cooling Towers	1	items		\$22,522	

Building: 06 - Dugout 1

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete Flooring Is Damaged And Requires Replacement	Capital Renewal	564	SF	4	\$3,849	4032
	Sub Total for System	1	items		\$3,849	
	Sub Total for Building 06 - Dugout 1	1	items		\$3,849	
	Total for Campus	30	items		\$594,838	

Buildings with no reported deficiencies

- 07 - Dugout 2
- 08 - Press Box
- 09 - Consession stand
- 230 - Transportable-0230
- 387 - Transportable-387
- 414RR - Transportable-0414RR
- 689 - Transportable-689
- 695 - Transportable-695
- 715 - Transportable-715
- 736 - Transportable-736
- 761 - Transportable-761
- 771 - Transportable-771
- 824 - Transportable-824
- 826 - Transportable-826
- 827 - Transportable-827
- 828 - Transportable-828
- 829 - Transportable-829
- 830 - Transportable-830
- 831 - Transportable-831
- 840 - Transportable-840
- 841 - Transportable-841
- 842 - Transportable-842
- 846 - Transportable-846
- 847 - Transportable-847

Franklin High School Condition Assessment
Supporting Photos



Franklin HS - Elevation



Franklin HS - Damaged Windows Boarded



Franklin HS - Stained Ceiling Tiles



Franklin HS - Rusted Grille



Franklin HS - Exhaust Fans



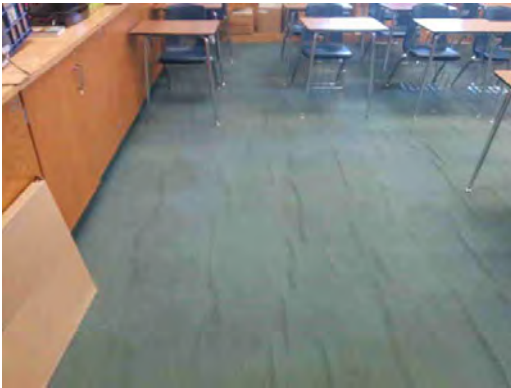
Franklin HS - Entry



Franklin HS - Exterior



Franklin HS - Weathered Roofing 02



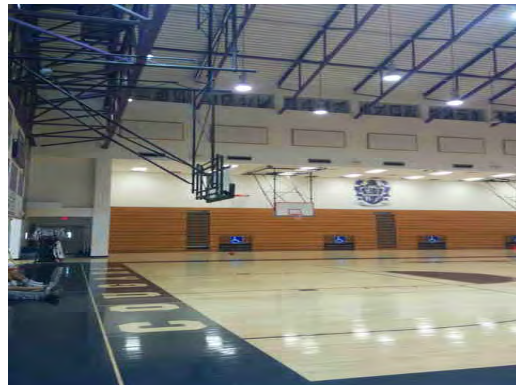
Franklin HS - Bubbled Carpet



Franklin HS - Exposed Ceiling



Franklin HS - Classroom 01



Franklin HS - Gym



Franklin HS - Damaged VCT Flooring



Franklin HS - Cafeteria



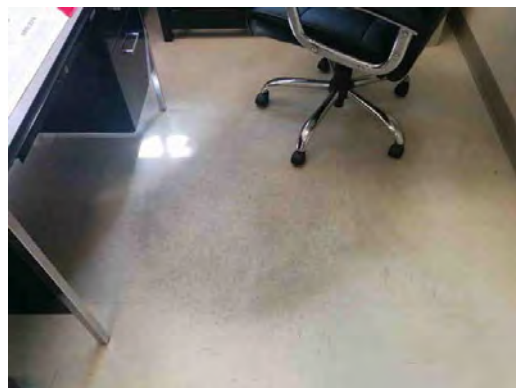
Franklin HS - Library



Franklin HS - Classroom 02



Franklin HS - Weathered Roofing 01



Franklin HS - Worn VCT Floor



Franklin HS - Playground Equipment



Franklin HS - Metal Roof



Franklin HS - Rooftop Unit



Franklin HS - Roof Hatch



Facilities Feasibility Study
Green Elementary School Condition Assessment

Summary of Findings

The Green Elementary School Facility located at 5430 Buckley in El Paso, Texas, was built in 1993. It comprises 89,083 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,863,209.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$379,221	.00%	\$379,221	.00%	\$0.00	\$0
01	Main Building	80,550	1993	\$1,408,455	9.77%	\$3,821,886	26.52%	\$17.49	\$2,413,431
02	Gym Building	5,077	2005	\$75,533	8.31%	\$99,583	10.96%	\$14.88	\$24,050
383	Transportable-383	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
730	Transportable-730	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
749	Transportable-749	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
798	Transportable-798	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		89,083		\$1,863,209	12.16%	\$4,300,690	28.07%	\$20.92	\$2,437,481

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$190,648	\$188,573	\$379,221
Roofing	-	\$6,097	-	-	-	\$6,097
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$17,843	-	\$628	\$18,471
Interior	-	-	\$1,066,121	-	\$49,891	\$1,116,013
Mechanical	-	-	\$83,436	\$1,939	\$530	\$85,905
Electrical	-	\$5,428	\$55,846	\$17,736	-	\$79,010
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	\$2,510	-	\$2,510
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$162,422	\$13,560	\$175,982
Other	-	-	-	-	-	\$0
Total	\$0	\$11,525	\$1,223,247	\$375,254	\$253,183	\$1,863,209

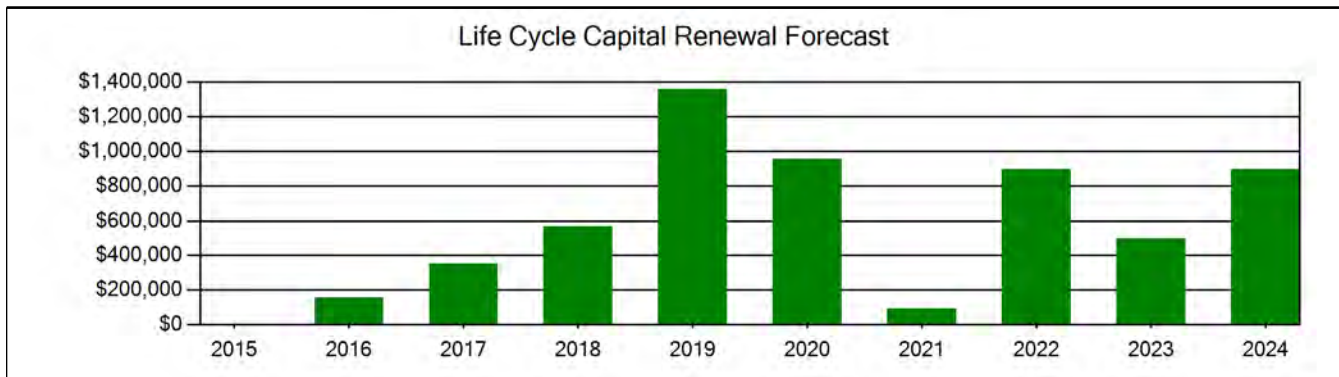
Life Cycle Capital Renewal Forecast

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The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	379,221	0	0	0	0	0	0	0	307,216	0	0	\$307,216	\$3.59
Roofing	6,097	0	0	0	0	0	0	46,601	0	0	736,024	\$782,625	\$9.14
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	18,471	0	0	0	338,068	0	2,137	933	145,295	93,320	0	\$579,753	\$6.77
Interior	1,116,013	0	155,386	0	122,731	19,030	768,421	40,030	36,428	155,386	0	\$1,297,412	\$15.15
Mechanical	85,905	0	0	0	19,073	319,080	0	0	128,798	0	92,217	\$559,168	\$6.53
Electrical	79,010	0	0	0	0	1,005,100	0	0	270,092	0	66,874	\$1,342,066	\$15.67
Plumbing	0	0	0	0	0	17,207	8,638	4,302	2,437	249,256	0	\$281,840	\$3.29
Fire and Life Safety	0	0	0	351,779	0	0	22,172	0	0	0	0	\$373,951	\$4.37
Technology	2,510	0	0	0	90,027	0	0	0	5,674	0	0	\$95,701	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	175,982	0	0	0	0	0	153,124	0	0	0	0	\$153,124	\$1.79
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,863,209	0	155,386	351,779	569,899	1,360,417	954,492	91,866	895,940	497,962	895,115	\$5,772,856	\$67.42



Green Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Green Elementary School facility has an overall FCI of 12.2%

The total current cost for all building deficiencies is \$1,863,209. There are \$379,221 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,437,481. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,321,239.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Green Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	93	CAR	4	\$190,648	1386
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	15,000	SF	5	\$188,573	1388
Sub Total for System		2	items		\$379,221	
Sub Total for School and Site Level		2	items		\$379,221	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	42	Ea.	3	\$36,992	1416
The Pole Lighting Is Damaged And Should Be Replaced	Capital Renewal	4	Ea.	3	\$18,854	1414
The Canopy Lighting Requires Replacement	Deferred Maintenance	10	Ea.	4	\$17,736	1415
Sub Total for System		3	items		\$73,582	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	27	Door	3	\$3,722	1390
The Aluminum Window Requires Repair	Deferred Maintenance	167	Ea.	3	\$13,433	1384
Note: Repaint all window frames.						
The Exterior Requires Painting	Capital Renewal	200	SF Wall	5	\$628	1389
Note: south end. paint touch ups.						
Sub Total for System		3	items		\$17,782	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	8	Door	3	\$17,310	1395
Note: cafeteria and storage doors						
The Carpet Flooring Requires Replacement	Capital Renewal	805	SF	3	\$7,487	1393
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	56,385	SF	3	\$449,908	1391
The Vinyl Composition Tile Requires Replacement	Capital Renewal	68,468	SF	3	\$542,282	1394
Interior Doors Require Repainting	Deferred Maintenance	164	Door	5	\$9,102	1396
Interior Gypboard Walls Require Repainting	Deferred Maintenance	10,575	SF Wall	5	\$31,472	1392
Note: most classrooms, near entry doors						
Sub Total for System		6	items		\$1,057,561	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	1437
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	6	Ea.	3	\$38,464	1439
The Make Up Air Equipment Requires Replacement	Capital Renewal	3	Ea.	3	\$35,207	1440
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	1	Ea.	4	\$1,939	1438
Sub Total for System		4	items		\$81,037	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Satellite Antenna Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	4	\$2,510	1417
Sub Total for System		1	items		\$2,510	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	750	LF	4	\$162,422	1397
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	420	LF	5	\$12,365	1400
The Upper Storage Cabinets Require Repainting	Deferred Maintenance	15	LF	5	\$221	1398
Location: Lounge						
The Wardrobe Storage Cabinets Require Repainting	Deferred Maintenance	45	LF	5	\$975	1399
Note: Art Room						
Sub Total for System		4	items		\$175,982	
Sub Total for Building 01 - Main Building		21	items		\$1,408,455	



Facilities Feasibility Study

Green Elementary School Condition Assessment

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Edge Metal Requires Replacement	Deferred Maintenance	225	LF	2	\$6,097	1413
Sub Total for System		1	items		\$6,097	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	5	Door	3	\$689	1401
Sub Total for System		1	items		\$689	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,168	SF	3	\$9,320	1402
The Vinyl Composition Tile Requires Replacement	Capital Renewal	5,027	SF	3	\$39,815	1405
Interior Doors Require Repainting	Deferred Maintenance	7	Door	5	\$389	1404
Interior Gypboard Walls Require Repainting	Deferred Maintenance	3,000	SF Wall	5	\$8,928	1403
Note: gypboard and cmu, painted						
Sub Total for System		4	items		\$58,452	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$9,765	1442
Duct Register Requires Replacement	Deferred Maintenance	2	Ea.	5	\$530	1441
Sub Total for System		2	items		\$10,295	
Sub Total for Building 02 - Gym		8	items		\$75,533	
Total for Campus		31	items		\$1,863,209	

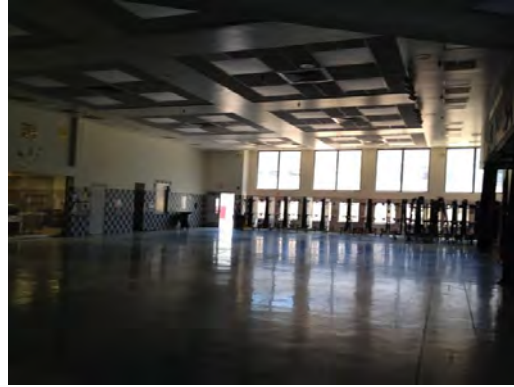
Buildings with no reported deficiencies

- 383 - Transportable-383
- 730 - Transportable-730
- 749 - Transportable-749
- 798 - Transportable-798

Green Elementary School Condition Assessment
Supporting Photos



Green ES - Air Compressor



Green ES - Cafeteria



Green ES - Classroom



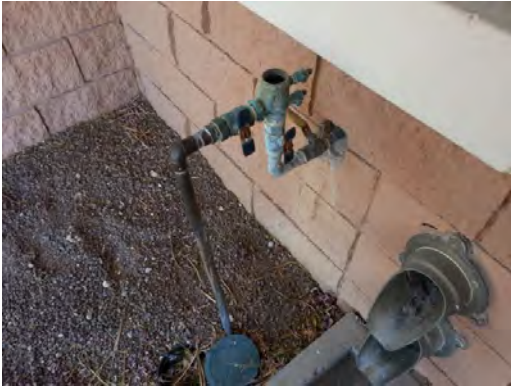
Green ES - Corridor Finishes



Green ES - Corroded Evap Portion on Furnace Combo



Green ES - Corroded Furnace-Evap Combo Unit



Green ES - Damaged Backflow Valve to Irrigation Area



Green ES - Damaged Gym Air Supply Diffuser



Green ES - Damaged wall Due to Shortened Water Splash



Green ES - Dining Exhaust Fans



Green ES - Dining Rooftop Units



Green ES - Exterior



Green ES - Fire Riser



Green ES - Front Elevation 01



Green ES - Front Elevation 02



Green ES - Gym



Green ES - Heating Boiler and Circulation Pump



Green ES - Library



Green ES - Missing Gas pipe Tie Down Straps



Green ES - Missing Tie Down Pipe Strap



Green ES - Roof General Condition



Green ES - Twin Water Storage Tanks



Green ES - Water Softener Backflow Preventer



Facilities Feasibility Study
Guerrero Elementary School Condition Assessment

Summary of Findings

The Guerrero Elementary School Facility located at 7530 Lake Hurst in El Paso, Texas, was built in 1992. It comprises 95,949 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$915,169.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$96,816	.00%	\$305,914	.00%	\$0.00	\$209,098
01	Main Building	74,432	1992	\$804,347	6.04%	\$1,099,270	8.25%	\$10.81	\$294,923
02	Gym Building	5,077	2005	\$9,121	1.00%	\$14,100	1.55%	\$1.80	\$4,979
03	Custodian Building	888	1992	\$4,885	3.07%	\$79,017	49.73%	\$5.50	\$74,132
x1000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x2000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x3000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x4000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
248	Transportable-248	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
350	Transportable-350	864	1976	\$0	.00%	\$0	.00%	\$0.00	\$0
365	Transportable-365	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
369	Transportable-369	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
650	Transportable-650	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
680	Transportable-680	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
702	Transportable-702	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
711	Transportable-711	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
775	Transportable-775	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
838	Transportable-838	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		95,949		\$915,169	6.36%	\$1,498,301	10.42%	\$9.54	\$583,132

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$95,348	\$1,469	\$96,816
Roofing	\$245,398	\$454	\$2,413	-	-	\$248,265
Structural	-	-	-	-	-	\$0
Exterior	-	\$18,448	-	-	\$985	\$19,433
Interior	-	-	\$529,221	\$8,414	\$3,900	\$541,534
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	\$9,121	-	\$9,121
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0



Facilities Feasibility Study
Guerrero Elementary School Condition Assessment

Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$245,398	\$18,901	\$531,634	\$112,883	\$6,353	\$915,169

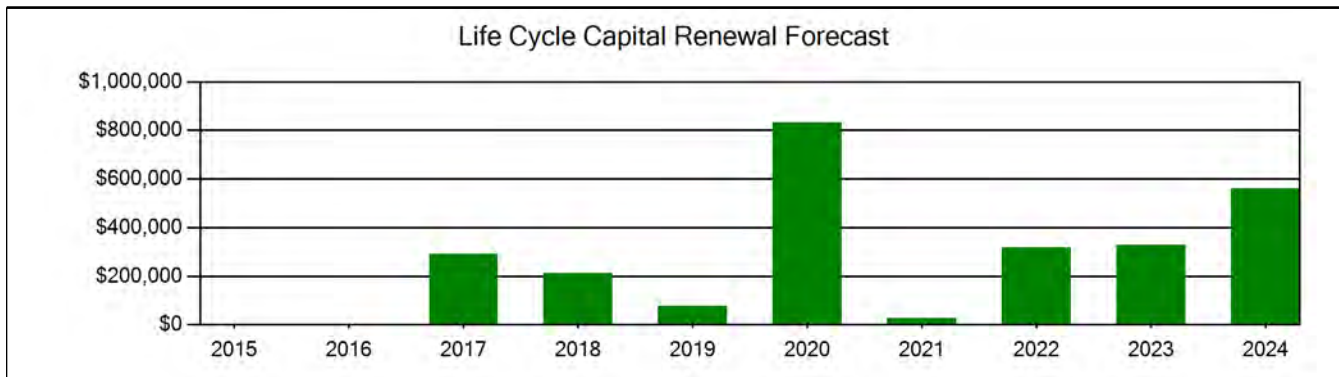
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	96,816	0	0	209,098	0	0	0	0	168,181	0	0	\$377,279	\$4.69
Roofing	248,265	0	0	0	0	4,978	0	0	0	0	0	\$4,978	\$0.06
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	19,433	0	0	0	0	32,174	0	210	89,998	0	17,277	\$139,659	\$1.74
Interior	541,534	0	0	83,356	208,803	6,061	827,731	21,723	0	0	242,855	\$1,390,529	\$17.30
Mechanical	0	0	0	0	0	3,676	0	0	61,544	0	299,784	\$365,004	\$4.54
Electrical	9,121	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	4,874	30,112	4,645	4,302	0	329,702	0	\$373,635	\$4.65
Fire and Life Safety	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Technology	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	915,169	0	0	292,454	213,677	77,001	832,376	26,235	319,723	329,702	559,916	\$2,651,084	\$32.97





Guerrero Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Guerrero Elementary School facility has an overall FCI of 6.4%

The total current cost for all building deficiencies is \$915,169. There are \$96,816 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$583,132. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$14,385,434.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Guerrero Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	2,400	LF	4	\$95,348	520
Paving Requires Restriping	Deferred Maintenance	102	CAR	5	\$1,469	521
Sub Total for System		2	items		\$96,816	
Sub Total for School and Site Level		2	items		\$96,816	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	18,100	SF	1	\$245,398	518
The Roof Drains Require Cleaning	Deferred Maintenance	24	Ea.	2	\$454	519
Skylight Requires Repair	Deferred Maintenance	6	Ea.	3	\$2,413	517
Sub Total for System		3	items		\$248,265	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	200	SF Wall	2	\$18,448	522
Sub Total for System		1	items		\$18,448	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Location: bathrooms	Capital Renewal	300	SF	3	\$4,716	526
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	30,000	SF	3	\$239,376	523
The Vinyl Composition Tile Requires Replacement	Capital Renewal	36,000	SF	3	\$285,128	525
Interior Ceramic Walls Require Repair Or Replacement Location: bathrooms	Capital Renewal	500	SF Wall	4	\$8,414	524
Sub Total for System		4	items		\$537,634	
Sub Total for Building 01 - Main Building		8	items		\$804,347	

Building: 02 - Gym

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 2 X 4 Interior Fluorescent Lighting Requires Replacement	Capital Renewal	18	Ea.	4	\$9,121	527
Sub Total for System		1	items		\$9,121	
Sub Total for Building 02 - Gym		1	items		\$9,121	

Building: 03 - Custodial Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning	Deferred Maintenance	200	SF Wall	5	\$357	528
The Exterior Requires Painting	Capital Renewal	200	SF Wall	5	\$628	529
Sub Total for System		2	items		\$985	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Gypboard Walls Require Repainting	Deferred Maintenance	800	SF Wall	5	\$2,381	531
The Plaster Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	800	SF	5	\$1,519	530
Sub Total for System		2	items		\$3,900	
Sub Total for Building 03 - Custodial Building		4	items		\$4,885	
Total for Campus		15	items		\$915,169	



Facilities Feasibility Study
Guerrero Elementary School Condition Assessment

Buildings with no reported deficiencies

- 248 - Transportable-248
- 350 - Transportable-350
- 365 - Transportable-365
- 369 - Transportable-369
- 650 - Transportable-650
- 680 - Transportable-680
- 702 - Transportable-702
- 711 - Transportable-711
- 775 - Transportable-775
- 838 - Transportable-838
- x1000 - Modular
- x2000 - Modular
- x3000 - Modular
- x4000 - Modular

Guerrero Elementary School Condition Assessment
Supporting Photos



Guerrero ES - Rooftop Equipment



Guerrero ES - Evidence of Ponding on Roof



Guerrero ES - Weathered Roof at Drain and Vent



Guerrero ES - Rooftop Equipment 02



Guerrero ES - Drain



Guerrero ES - Weathered Exterior Finishes



Guerrero ES - Marquee



Guerrero ES - Soffit Light



Guerrero ES - Stained Ceiling Tiles



Guerrero ES - Worn VCT Flooring



Guerrero ES - Roof General Condition



Guerrero ES - Debris at Roof Drain



Facilities Feasibility Study
Guillen Middle School Condition Assessment

Summary of Findings

The Guillen Middle School Facility located at 900 S. Cotton in El Paso, Texas, was built in 1939. It comprises 190,682 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,204,271.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	59,806	1974	\$391,786	3.65%	\$1,366,501	12.73%	\$6.55	\$974,715
02	Band/Gym Building	20,708	1955	\$299,711	8.06%	\$876,314	23.58%	\$14.47	\$576,603
03	Building 03	1,403	1955	\$12,988	5.16%	\$51,305	20.38%	\$9.26	\$38,317
04	Building 04	9,205	1990	\$0	.00%	\$57,574	3.49%	\$0.00	\$57,574
05	Building 05	14,091	1939	\$0	.00%	\$290,756	.00%	\$0.00	\$290,756
06	Shop/Band/Orchestra Building	14,132	1955	\$8,602	.34%	\$465,582	18.36%	\$0.61	\$456,980
07	Locker Room Building	5,409	1998	\$78,665	8.10%	\$283,156	29.17%	\$14.54	\$204,491
08	Custodian Building	1,321	1955	\$0	.00%	\$49,547	20.90%	\$0.00	\$49,547
09	Back Building	55,103	1998	\$412,519	4.17%	\$907,045	9.17%	\$7.49	\$494,526
216	Transportable-0216	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
218	Transportable-0218	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
219	Transportable-0219	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
231	Transportable-231	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
246	Transportable-246	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
247	Transportable-247	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
285	Transportable-285	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
343	Transportable-343	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
355	Transportable-355	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
756	Transportable-756	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
786	Transportable-786	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		190,682		\$1,204,271	4.02%	\$4,347,780	14.50%	\$6.32	\$3,143,509

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$711,736	\$68,223	-	-	-	\$779,959
Structural	-	-	-	-	-	\$0
Exterior	-	\$269,381	-	-	-	\$269,381
Interior	-	-	\$52,530	-	-	\$52,530
Mechanical	-	-	\$46,702	\$124	\$1,268	\$48,094
Electrical	-	\$52,374	-	-	-	\$52,374



Facilities Feasibility Study
Guillen Middle School Condition Assessment

Plumbing	-	-	-	\$1,933	-	\$1,933
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$711,736	\$389,978	\$99,231	\$2,057	\$1,268	\$1,204,271

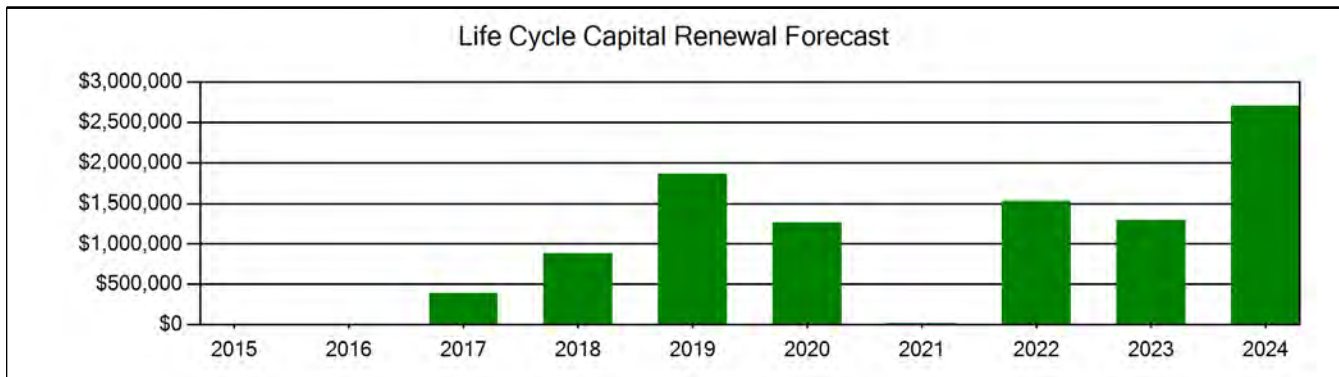
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	158,913	0	0	\$158,913	\$0.88
Roofing	779,959	0	0	0	0	1,756	0	0	0	0	419,310	\$421,066	\$2.32
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	269,381	0	0	0	18,553	142,525	2,511	0	0	0	60,852	\$224,441	\$1.24
Interior	52,530	0	2,841	7,220	406,142	269,771	550,190	11,001	694,454	999,593	482,873	\$3,424,085	\$18.90
Mechanical	48,094	0	0	0	240,413	1,068,250	76,666	0	526,278	0	499,119	\$2,410,726	\$13.31
Electrical	52,374	0	0	0	0	375,421	0	0	144,964	0	1,080,999	\$1,601,384	\$8.84
Plumbing	1,933	0	0	23,341	2,437	6,510	632,856	8,603	0	299,103	27,961	\$1,000,811	\$5.52
Fire and Life Safety	0	0	0	362,184	0	0	0	0	0	0	0	\$362,184	\$2.00
Technology	0	0	0	0	216,145	0	0	0	0	0	0	\$216,145	\$1.19
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	131,074	\$131,074	\$0.72
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,204,271	0	2,841	392,745	883,690	1,864,233	1,262,223	19,604	1,524,609	1,298,696	2,702,188	\$9,950,829	\$54.92



Guillen Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Guillen Middle School facility has an overall FCI of 4.0%

The total current cost for all building deficiencies is \$1,204,271. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,143,509. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$29,987,104.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Guillen Middle School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	21,267	SF	1	\$288,336	4426
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	1,000	LF	2	\$12,295	4425
Sub Total for System		2	items		\$300,631	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Replace acoustical grid with tiles for leaks Location: Rooms: 118, 305, 304, 302, 115, 147, 412, 413, 411, 414, 410, 415, 408, 227, 405, 404, 403	Capital Renewal	3,500	SF	3	\$27,927	4423
The Vinyl Composition Tile Requires Replacement Note: Replace cracked VCT flooring Location: Room 114	Capital Renewal	150	SF	3	\$1,188	4424
Sub Total for System		2	items		\$29,115	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: replace old leaking evap coolers	Capital Renewal	6	Ea.	3	\$38,464	4055
Sub Total for System		1	items		\$38,464	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$7,842	4084
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,733	4085
Sub Total for System		2	items		\$23,576	
Sub Total for Building 01 - Main Building		7	items		\$391,786	

Building: 02 - Band / Gym

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement Note: Wood framed exterior windows need to be replaced because they are old.	Capital Renewal	1,440	SF	2	\$269,381	4433
Sub Total for System		1	items		\$269,381	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Replace acoustical grid with tiles Location: Room: 41, 40, 45, 49, 46, 118, 51, 216, 217, 55, 56, 57, 58	Capital Renewal	800	SF	3	\$8,202	4434
Sub Total for System		1	items		\$8,202	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	4128
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	4129
Sub Total for System		2	items		\$20,195	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement Note: replace service sink, water is leaking, rusted, original equip, passed useful life.	Deferred Maintenance	1	Ea.	4	\$1,933	4086
Sub Total for System		1	items		\$1,933	
Sub Total for Building 02 - Band / Gym		5	items		\$299,711	

Building: 03 - Building 03

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: Replace Evap Cooler	Capital Renewal	1	Ea.	3	\$8,237	4131
Ductwork Is Damaged And Should Be Repaired Note: repair duct work connection	Deferred Maintenance	30	LF	4	\$124	4134
Duct Cleaning Required Note: clean ductwork: supply + roof jack	Deferred Maintenance	30	SF	5	\$29	4135



Facilities Feasibility Study

Guillen Middle School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exhaust Fan Ventilation Is Missing And Should Be Installed	Code Compliance	1	Ea.	5	\$1,240	4132
Note: install exhausts fan in bldg 3						
Sub Total for System		4	items		\$9,629	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	4140
Sub Total for System		1	items		\$3,359	
Sub Total for Building 03 - Building 03		5	items		\$12,988	

Building: 06 - Shop/Band/Orchestra

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	700	SF	3	\$7,177	4435
Note: Replace acoustical grid with tiles for leaks						
Location: Rooms: 88, 89, 84, 122, 82, 91, 92						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	140	SF	3	\$1,425	4436
Note: Replace broken VCT						
Location: Rooms: 89, 92						
Sub Total for System		2	items		\$8,602	
Sub Total for Building 06 - Shop/Band/Orchestra		2	items		\$8,602	

Building: 07 - Locker Rooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	4,729	SF	1	\$64,115	4440
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	250	LF	2	\$6,675	4438
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	150	LF	2	\$1,844	4439
Sub Total for System		3	items		\$72,634	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	50	SF	3	\$786	4437
Note: Replace broken ceramic tile						
Location: Room: 103						
Sub Total for System		1	items		\$786	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	4150
Sub Total for System		1	items		\$5,244	
Sub Total for Building 07 - Locker Rooms		5	items		\$78,665	

Building: 09 - Back Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	10,500	SF	1	\$142,358	4445
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	16,000	SF	1	\$216,927	4446
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	400	LF	2	\$10,680	4442
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	400	LF	2	\$4,918	4444
Metal Coping Is Damaged Or Loose And Should Be Replaced	Deferred Maintenance	800	LF	2	\$31,737	4443
The Roof Drains Require Cleaning	Deferred Maintenance	4	Ea.	2	\$76	4447
Sub Total for System		6	items		\$406,694	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	730	SF	3	\$5,825	4441
Note: Replace acoustical grid with tiles for leaks						
Location: Rooms: 124, 130, women's RR on 1st floor, Conf. room - North of library, primary classroom - south of library, kiln room - west of art room						
Sub Total for System		1	items		\$5,825	
Sub Total for Building 09 - Back Building		7	items		\$412,519	
Total for Campus		31	items		\$1,204,271	



Facilities Feasibility Study
Guillen Middle School Condition Assessment

Buildings with no reported deficiencies

04 - Building 04

05 - 05

08 - Old Custodial Quarters

216 - Transportable-0216

218 - Transportable-0218

219 - Transportable-0219

231 - Transportable-231

246 - Transportable-246

247 - Transportable-247

285 - Transportable-285

343 - Transportable-343

355 - Transportable-355

756 - Transportable-756

786 - Transportable-786

Guillen Middle School Condition Assessment
Supporting Photos



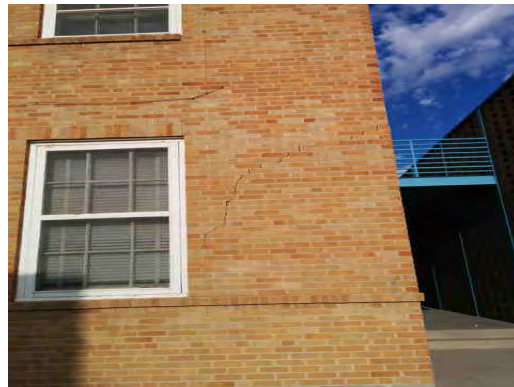
Guillen MS - Cafeteria



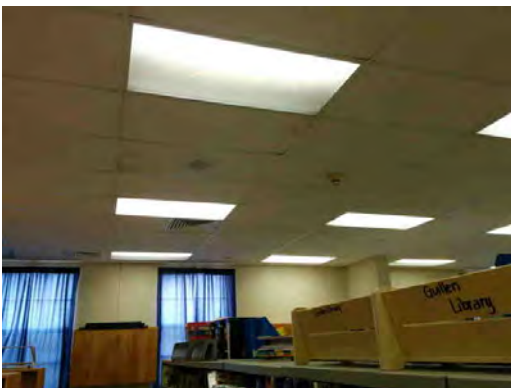
Guillen MS - Corroded Rooftop Equipment



Guillen MS - Covered Walkway



Guillen MS - Cracked Exterior Brick



Guillen MS - Damaged Ceiling Tiles



Guillen MS - Damaged Cove Base



Guillen MS - Damaged Flooring at Floor Drain



Guillen MS - Damaged Rooftop Equipment



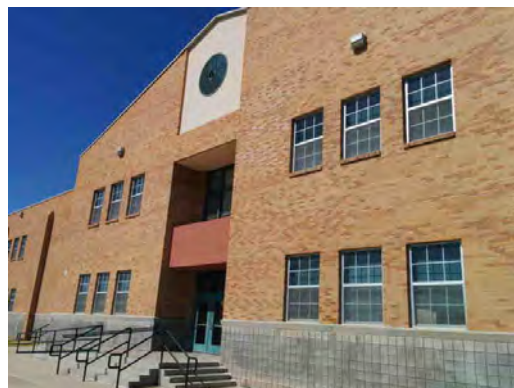
Guillen MS - Damaged Window Frame



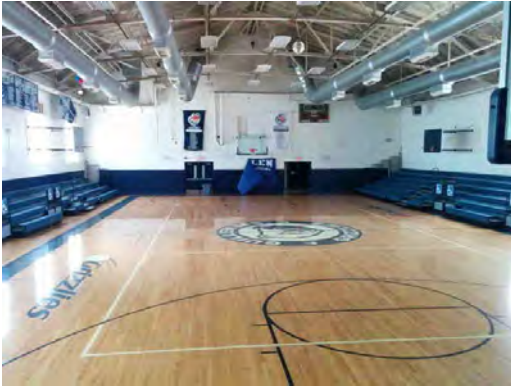
Guillen MS - Electrical Room and Storage



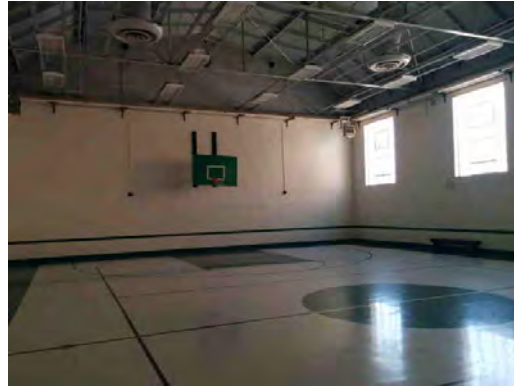
Guillen MS - Elevation



Guillen MS - Exterior Brick



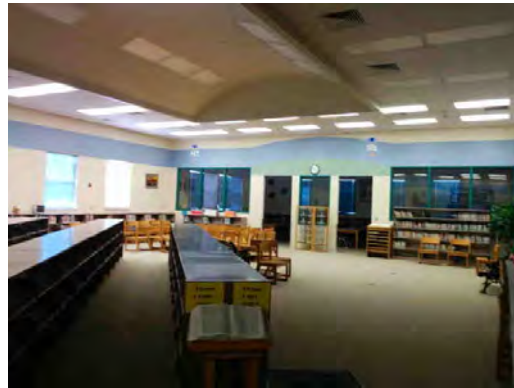
Guillen MS - Gym 02



Guillen MS - Gym 01



Guillen MS - Library 02



Guillen MS - Library 01



Guillen MS - Restroom Finishes



Guillen MS - Music Classroom



Guillen MS - Evidence of Ponding on Roof



Guillen MS - Roof General Condition



Guillen MS - Stage



Guillen MS - Rooftop Equipment



Guillen MS - Vent



Guillen MS - Track & Field



Guillen MS - Elevation



Guillen MS - Weathered Coping



Facilities Feasibility Study
Hart Elementary School Condition Assessment

Summary of Findings

The Hart Elementary School Facility located at in , Texas, was built in 2014. It comprises 85,342 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$0.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	85,342	2014	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		85,342		\$0	.00%	\$0	.00%	\$0.00	\$0

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0



Facilities Feasibility Study Hart Elementary School Condition Assessment

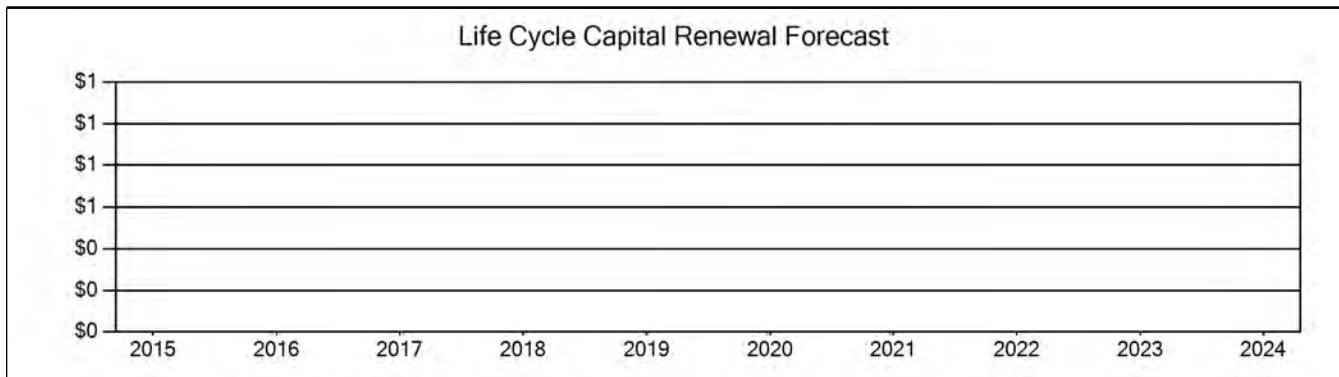
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Mechanical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Fire and Life Safety	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Technology	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00





Hart Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Hart Elementary School facility has an overall FCI of 0.0%

The total current cost for all building deficiencies is \$0. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$0. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$0.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Hart Elementary School Condition Assessment

There are no deficiencies for this building

Buildings with no reported deficiencies

01 - Main Building



Facilities Feasibility Study
Hart Elementary School Condition Assessment

Hart Elementary School Condition Assessment

Supporting Photos



Facilities Feasibility Study
Hawkins Elementary School Condition Assessment

Summary of Findings

The Hawkins Elementary School Facility located at 5816 Stephenson in El Paso, Texas, was built in 1942. It comprises 55,161 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,339,447.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,585	.00%	\$1,585	.00%	\$0.00	\$0
01	Classroom Addition	9,005	1942	\$403,034	25.01%	\$738,709	45.85%	\$44.76	\$335,675
02	Cafeteria Building	7,094	1942	\$238,210	18.77%	\$348,268	27.44%	\$33.58	\$110,058
03	Main Building	34,246	1942	\$1,694,704	27.66%	\$2,929,583	47.81%	\$49.49	\$1,234,879
04	Gym Building	4,816	2010	\$1,915	.22%	\$13,643	1.58%	\$0.40	\$11,728
Totals		55,161		\$2,339,447	23.70%	\$4,031,787	40.85%	\$42.41	\$1,692,340

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$1,585	-	\$1,585
Roofing	\$782,911	\$34,306	-	\$2,939	-	\$820,157
Structural	-	-	-	-	-	\$0
Exterior	-	\$635,004	\$6,813	-	\$2,696	\$644,514
Interior	-	\$10,129	\$297,027	-	\$80,151	\$387,307
Mechanical	-	-	-	\$199,991	-	\$199,991
Electrical	-	\$86,455	\$3,395	\$11,395	-	\$101,245
Plumbing	-	-	-	\$16,855	-	\$16,855
Fire and Life Safety	-	\$167,793	-	-	-	\$167,793
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$782,911	\$933,688	\$307,235	\$232,765	\$82,847	\$2,339,447

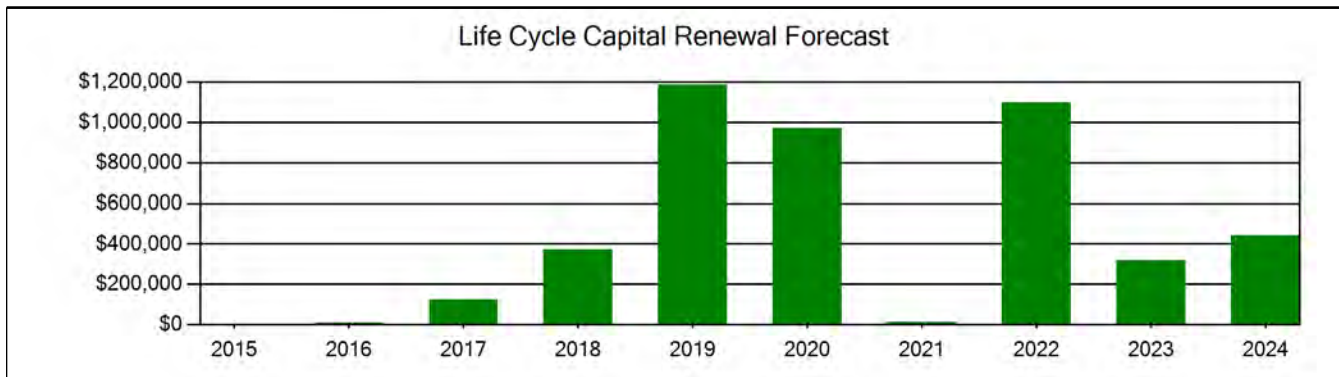
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,585	0	0	0	0	0	0	0	287,359	0	0	\$287,359	\$5.21
Roofing	820,157	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	644,514	0	10,742	0	0	10,267	10,616	2,694	81,301	34,665	154,143	\$304,428	\$5.52
Interior	387,307	0	0	0	130,177	6,981	445,520	9,357	318,510	53,434	127,721	\$1,091,700	\$19.79
Mechanical	199,991	0	0	0	160,399	429,354	64,911	0	188,960	0	0	\$843,624	\$15.29
Electrical	101,245	0	0	0	0	739,684	0	0	216,754	0	162,075	\$1,118,513	\$20.28
Plumbing	16,855	0	0	0	6,259	0	61,277	0	0	231,598	0	\$299,134	\$5.42
Fire and Life Safety	167,793	0	0	123,867	0	0	388,015	0	0	0	0	\$511,882	\$9.28
Technology	0	0	0	0	74,610	0	0	0	5,383	0	0	\$79,993	\$1.45
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,339,447	0	10,742	123,867	371,445	1,186,286	970,339	12,051	1,098,267	319,697	443,939	\$4,536,633	\$82.24





Hawkins Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Hawkins Elementary School facility has an overall FCI of 23.7%

The total current cost for all building deficiencies is \$2,339,447. There are \$1,585 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,692,340. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$9,869,957.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Hawkins Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading	Deferred Maintenance	2,500	SF	4	\$1,585	1071
Note: area outside of library, under connected exterior hallway						
Sub Total for System		1	items		\$1,585	
Sub Total for School and Site Level		1	items		\$1,585	

Building: 01 - CR Addition

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	9,005	SF	1	\$156,875	1059
Sub Total for System		1	items		\$156,875	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	46	Ea.	2	\$102,977	1065
Note: 8x4						
The Exterior Requires Painting (Bldg SF)	Capital Renewal	450	SF	5	\$2,696	1110
Sub Total for System		2	items		\$105,674	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	2,000	SF	3	\$20,505	1066
Location: 030's wing						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	8,000	SF	3	\$81,415	1067
Sub Total for System		2	items		\$101,920	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	1084
Sub Total for System		1	items		\$6,739	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	1083
Sub Total for System		1	items		\$2,764	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	9,005	SF	2	\$29,062	1087
Sub Total for System		1	items		\$29,062	
Sub Total for Building 01 - CR Addition		8	items		\$403,034	

Building: 02 - Café

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	3	Ea.	3	\$3,395	1085
Sub Total for System		1	items		\$3,395	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	7,094	SF	1	\$123,584	1060
Sub Total for System		1	items		\$123,584	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$2,532	1070
Location: X101 Electrical room						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	4,200	SF	3	\$43,061	1068
The Vinyl Composition Tile Requires Replacement	Capital Renewal	4,200	SF	3	\$42,743	1069
Sub Total for System		3	items		\$88,336	



Facilities Feasibility Study

Hawkins Elementary School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	7,094	SF	2	\$22,895	1086
	Sub Total for System	1	items		\$22,895	
	Sub Total for Building 02 - Café	6	items		\$238,210	

Building: 03 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$25,890	1089
The Canopy Lighting Requires Replacement	Deferred Maintenance	5	Ea.	4	\$11,395	1088
	Sub Total for System	2	items		\$37,285	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	28,842	SF	1	\$502,453	1063
	Note:	Replace roof above library and classrooms in the longer building section.				
Membrane Flashing At Curb (<2) Requires Repair	Deferred Maintenance	1,000	LF	2	\$34,306	1062
The Roof Requires Cleaning	Deferred Maintenance	200	SF	4	\$2,939	1064
	Note:	clean roof debris around parapets.				
	Sub Total for System	3	items		\$539,698	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	2,844	SF	2	\$532,027	1073
Exterior Door Hardware Requires Replacement	Deferred Maintenance	2	Ea.	3	\$6,813	1072
	Location:	x104, x108				
	Sub Total for System	2	items		\$538,840	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	3	Door	2	\$7,596	1078
	Note:	X108, X109, X130				
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	7,000	SF	3	\$71,769	1075
	Note:	Longer hallway				
The Vinyl Composition Tile Requires Replacement	Capital Renewal	3,500	SF	3	\$35,619	1076
	Note:	029, x129, x141				
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	12,500	SF	5	\$79,970	1074
	Note:	Longer building hallway, 012, 013				
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	60	SF	5	\$181	1077
	Note:	NE area of library				
	Sub Total for System	5	items		\$195,135	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	35,859	SF	4	\$199,991	1111
	Sub Total for System	1	items		\$199,991	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	8	Ea.	2	\$26,872	1090
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$26,955	1091
	Sub Total for System	2	items		\$53,827	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4	\$9,395	1081
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	1082
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	1080
	Sub Total for System	3	items		\$14,091	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	35,892	SF	2	\$115,836	1092
	Sub Total for System	1	items		\$115,836	
	Sub Total for Building 03 - Main Building	19	items		\$1,694,704	



Facilities Feasibility Study
 Hawkins Elementary School Condition Assessment

Building: 04 - Gym

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	240	SF	3	\$1,915	1079
Note: Conference room and office						
	Sub Total for System		1 items		\$1,915	
	Sub Total for Building 04 - Gym		1 items		\$1,915	
	Total for Campus		35 items		\$2,339,447	

Hawkins Elementary School Condition Assessment
Supporting Photos



Hawkins ES - Access Blocked to Panels



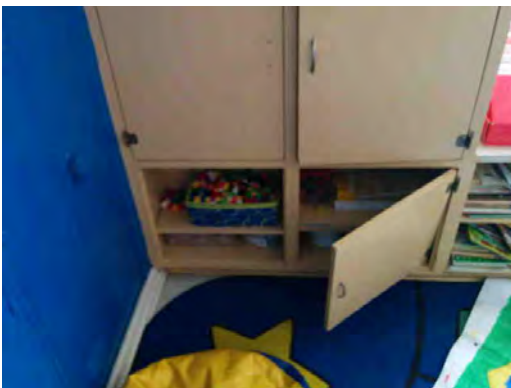
Hawkins ES - Aged Wood Windows



Hawkins ES - Bubbled Roofing Material



Hawkins ES - Damaged Adhered Tile Ceiling



Hawkins ES - Damaged Classroom Cabinetry



Hawkins ES - Damaged Downspout



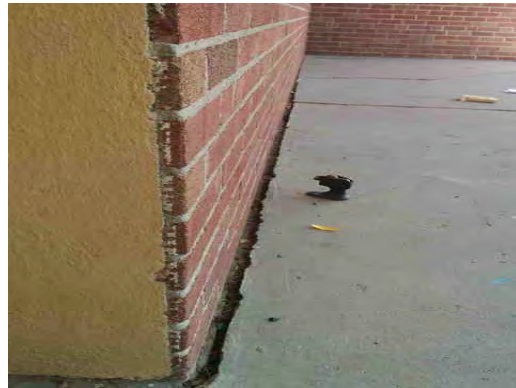
Hawkins ES - Damaged Exterior Windows



Hawkins ES - Damaged Interior Wall 01



Hawkins ES - Damaged Interior Wall 02



Hawkins ES - Damaged Paving at Brick



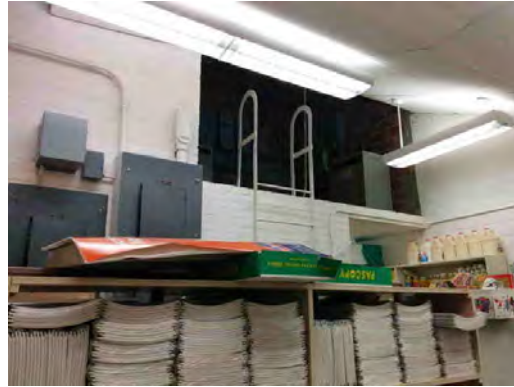
Hawkins ES - Damaged VCT Flooring



Hawkins ES - Damaged Wood Window 01



Hawkins ES - Damaged Wood Window 02



Hawkins ES - Electrical Panels Blocked



Hawkins ES - Evidence of Ponding on Roof



Hawkins ES - Exterior Metal Windows



Hawkins ES - Roof General Condition



Hawkins ES - Roof Vent



Hawkins ES - Rooftop Equipment 01



Hawkins ES - Rooftop Equipment 02



Hawkins ES - Stained Ceiling Tiles 01



Hawkins ES - Stained Ceiling Tiles 02



Facilities Feasibility Study

Henderson Middle School Condition Assessment

Summary of Findings

The Henderson Middle School Facility located at 5505 Robert Alva in El Paso, Texas, was built in 1958. It comprises 131,164 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$9,702,854.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,741,276	.00%	\$1,815,908	.00%	\$0.00	\$74,632
01	Main Building	52,343	1958	\$4,619,663	49.18%	\$6,680,954	71.12%	\$88.26	\$2,061,291
02	Classroom Wing	22,929	1958	\$1,298,021	31.54%	\$2,241,428	54.47%	\$56.61	\$943,407
03	Classroom Wing 2	10,448	1958	\$561,137	29.93%	\$1,006,912	53.70%	\$53.71	\$445,775
04	Cafeteria Building	10,169	1958	\$149,946	8.22%	\$608,137	33.32%	\$14.75	\$458,191
05	Gym Building	16,139	1958	\$572,150	19.75%	\$1,337,792	46.19%	\$35.45	\$765,642
06	Locker Room Building	6,761	1958	\$485,108	39.98%	\$846,030	69.72%	\$71.75	\$360,922
07	Band Hall	2,112	1958	\$17,022	4.49%	\$137,775	36.35%	\$8.06	\$120,753
08	Orchestra Building	5,852	1958	\$187,473	17.85%	\$463,265	44.11%	\$32.04	\$275,792
09	Shop Building	2,370	1958	\$71,058	16.71%	\$218,543	51.38%	\$29.98	\$147,485
10	Laundry Building	119	1958	\$0	.00%	\$11,062	51.80%	\$0.00	\$11,062
11	Elevator	194	1995	\$0	.00%	\$7,281	20.91%	\$0.00	\$7,281
659	Transportable-659	864	1986	\$0	.00%	\$0	.00%	\$0.00	\$0
800	Transportable-800	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		131,164		\$9,702,854	41.77%	\$15,375,087	66.19%	\$73.97	\$5,672,233

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$1,660,513	\$80,764	-	\$1,741,276
Roofing	\$83,874	\$1,180	\$1,819	\$471,182	-	\$558,054
Structural	-	-	-	-	-	\$0
Exterior	-	\$427,637	\$505,081	-	-	\$932,718
Interior	-	\$508,964	\$1,732,518	\$439,606	\$288,779	\$2,969,868
Mechanical	-	\$1,828,138	\$2,713	-	-	\$1,830,851
Electrical	-	\$360,978	-	-	-	\$360,978
Plumbing	-	-	\$270,212	\$8,196	-	\$278,408
Fire and Life Safety	-	\$12,218	-	-	-	\$12,218
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$988,771	\$29,712	\$1,018,483



Facilities Feasibility Study
Henderson Middle School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$83,874	\$3,139,115	\$4,172,855	\$1,988,518	\$318,492	\$9,702,854

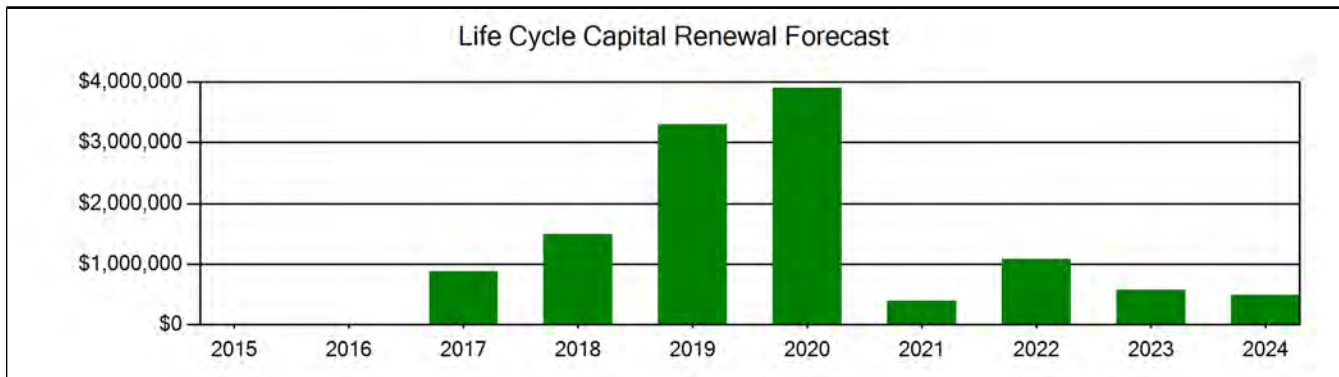
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,741,276	0	0	0	6,983	67,649	0	176,298	221,810	0	0	\$472,740	\$3.65
Roofing	558,054	0	0	0	505,421	0	122,581	0	96,465	0	104,103	\$828,570	\$6.40
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	932,718	0	0	0	19,987	0	30,783	0	186,883	0	0	\$237,653	\$1.84
Interior	2,969,868	0	1,081	5,308	314,098	39,449	780,895	213,405	243,800	281,330	0	\$1,879,366	\$14.52
Mechanical	1,830,851	0	0	37,759	460,120	887,177	1,451,817	0	187,080	0	368,165	\$3,392,118	\$26.21
Electrical	360,978	0	0	0	0	2,141,111	0	0	149,284	0	3,393	\$2,293,788	\$17.72
Plumbing	278,408	0	1,193	110,467	0	164,712	761,076	0	0	296,191	18,825	\$1,352,464	\$10.45
Fire and Life Safety	12,218	0	0	724,417	0	0	0	0	0	0	0	\$724,417	\$5.60
Technology	0	0	0	0	185,301	0	0	0	0	0	0	\$185,301	\$1.43
Conveyances	0	0	0	0	0	0	12,807	0	0	0	0	\$12,807	\$0.10
Specialties	1,018,483	0	0	0	0	0	743,792	0	0	0	0	\$743,792	\$5.75
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	9,702,854	0	2,274	877,951	1,491,910	3,300,098	3,903,751	389,703	1,085,322	577,521	494,486	\$12,123,016	\$93.66



Henderson Middle School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Henderson Middle School facility has an overall FCI of 41.8%

The total current cost for all building deficiencies is \$9,702,854. There are \$1,741,276 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$5,672,233. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$23,229,879.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Henderson Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Covered Walkways Require Replacement Note: All covered walkways have deteriorated and need to be replaced.	Capital Renewal	10,400	SF	3	\$1,660,513	1843
Exterior Basketball Goals Are Damaged And Require Replacement Note: Replace all basketball goals.	Deferred Maintenance	8	Ea.	4	\$49,188	1845
Fencing Requires Replacement (8' Chain Link Fence) Note: Chain link fence around tennis court needs to be replaced.	Capital Renewal	600	LF	4	\$23,837	1844
Site Marquee Is Damaged And Requires Replacement Note: Replace marquee sign; too old.	Deferred Maintenance	1	Ea.	4	\$7,739	1842
Sub Total for System		4	items		\$1,741,276	
Sub Total for School and Site Level		4	items		\$1,741,276	

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: Replace all exterior windows	Capital Renewal	300	SF	2	\$32,107	1847
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$10,170	1958
The Storefront / Curtain Wall Is Damaged And Requires Replacement Note: Replace all storefront; too old.	Capital Renewal	2,617	SF Wall	3	\$471,015	1846
Sub Total for System		3	items		\$513,292	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Replace all hardware with corresponding doors.	Capital Renewal	126	Door	2	\$319,052	1857
Interior Doors Require Replacement Note: Majority of all wood interior doors need to be replaced.	Capital Renewal	126	Door	3	\$350,306	1856
The Carpet Flooring Requires Replacement Note: Replace all carpet in library.	Capital Renewal	2,600	SF	3	\$31,071	1852
The Ceramic Tile Flooring Requires Replacement Note: All ceramic floor tile is outdated and needs to be replaced.	Capital Renewal	11,500	SF	3	\$232,301	1854
The Suspended Ceiling Grid and Tiles Require Replacement Note: All acoustical adhered ceiling tile needs to be removed.	Capital Renewal	26,000	SF	3	\$266,569	1849
The Vinyl Composition Tile Requires Replacement Note: All VCT flooring except at admin area needs to be replaced.	Capital Renewal	31,000	SF	3	\$315,483	1853
Interior Ceramic Walls Require Repair Or Replacement Note: All ceramic tile is outdated and needs to be replaced.	Capital Renewal	11,500	SF Wall	4	\$248,648	1851
Interior Gypboard Walls Require Repainting Note: All gypboard walls need to be repainted.	Deferred Maintenance	33,000	SF Wall	5	\$126,195	1850
The Acoustical Ceilings Tiles Require Replacement Note: About 10% of all ceiling tile throughout building needs to be replaced.	Capital Renewal	5,000	SF	5	\$31,988	1848
Sub Total for System		9	items		\$1,921,614	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Replace radiant heaters.	Capital Renewal	358	Ea.	2	\$1,109,277	1859
Sub Total for System		1	items		\$1,109,277	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Federal pacific panels at the 1st and 2nd floor close to the restroom corridors need to be replaced.	Capital Renewal	4	Ea.	2	\$26,955	1865
Sub Total for System		1	items		\$26,955	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: Replace toilets that have foot valves.	Capital Renewal	10	Ea.	3	\$25,867	1861
Non-Refrigerated Drinking Fountain Requires Replacement Note: Replace water fountains with refrigerated.	Capital Renewal	2	Ea.	4	\$6,263	1860
Sub Total for System		2	items		\$32,131	



Facilities Feasibility Study

Henderson Middle School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	1,140	Ea.	4	\$988,771	1965
The Base Storage Cabinets Require Repainting	Deferred Maintenance	780	LF	5	\$27,624	1858
Note: Repaint 30 sets of base cabinets at 26 LF each.						
		Sub Total for System		2 items	\$1,016,395	
		Sub Total for Building 01 - Main Building		18 items	\$4,619,663	

Building: 02 - Classroom Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Requires Cleaning	Deferred Maintenance	22,929	SF	4	\$336,985	1866
		Sub Total for System		1 items	\$336,985	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	1,120	SF	2	\$119,865	1867
Note: Replace all exterior windows						
		Sub Total for System		1 items	\$119,865	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	64	Door	2	\$162,058	1874
Note: Replace all interior doors and corresponding hardware.						
Interior Doors Require Replacement	Capital Renewal	64	Door	3	\$177,933	1873
Note: Replace all interior doors and corresponding hardware.						
The Carpet Flooring Requires Replacement	Capital Renewal	1,100	SF	3	\$13,145	1870
Note: Carpet in counselors office is old and needs to be removed.						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,800	SF	3	\$36,360	1872
Note: Replace all ceramic floor tiles (restrooms) due to being outdated.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,300	SF	3	\$23,407	1871
Note: About 10% of all VCT needs to be replaced.						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,500	SF Wall	4	\$32,432	1869
Note: Replace all ceramic wall tiles (restrooms) due to being outdated.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,300	SF	5	\$14,714	1868
Note: About 10% of all ceiling tile needs to be replaced.						
		Sub Total for System		7 items	\$460,051	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	123	Ea.	2	\$381,120	1875
Note: Radiant heaters need to be replaced - all piping needs to be labeled.						
		Sub Total for System		1 items	\$381,120	
		Sub Total for Building 02 - Classroom Wing		10 items	\$1,298,021	

Building: 03 - Classroom Wing 2

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	820	SF	2	\$87,759	1878
Note: Replace all exterior windows						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	4	Ea.	3	\$13,626	1877
Note: Replace all exterior door hardware						
		Sub Total for System		2 items	\$101,385	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Repair	Deferred Maintenance	4	Door	2	\$1,997	1876
Note: Replace all exterior doors.						
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,000	SF	3	\$40,400	1882
Note: Replace all interior ceramic floor tile (restrooms) due to being outdated.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	7,800	SF	3	\$79,380	1881
Note: All VCT is outdated and needs to be removed.						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,660	SF Wall	4	\$35,892	1880
Note: Replace all interior ceramic wall tile (restrooms) due to being outdated.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	9,925	SF	5	\$63,496	1879
Note: All acoustical adhered ceiling tile needs to be removed.						
		Sub Total for System		5 items	\$221,164	



Facilities Feasibility Study Henderson Middle School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	77	Ea.	2	\$238,587	1893
	Sub Total for System	1	items		\$238,587	
	Sub Total for Building 03 - Classroom Wing 2	8	items		\$561,137	

Building: 04 - Cafeteria

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switch Gear is Damaged and Requires Repair	Deferred Maintenance	1	Ea.	2	\$332	1902
Note: Switchgear is federal pacific and needs to be replaced.						
	Sub Total for System	1	items		\$332	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	57	SF	2	\$6,100	1896
Note: Replace all exterior windows						
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$10,170	1894
Note: Two of the service doors need to be replaced.						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	2	Ea.	3	\$6,813	1895
	Sub Total for System	3	items		\$23,083	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	2,100	SF Wall	4	\$45,405	1899
Note: All ceramic wall tile needs to be replaced.						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	700	SF Wall	5	\$2,677	1898
Note: About 10% of all the gypboard walls need to be repainted.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	1,000	SF	5	\$6,398	1897
Note: About 10% of all ceiling tiles throughout building need to be replaced.						
	Sub Total for System	3	items		\$54,480	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Air/Exhaust is Inadequate and Should be Repaired	Deferred Maintenance	1	Ea.	3	\$2,713	1900
	Sub Total for System	1	items		\$2,713	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	1903
Note: MDP is federal pacific and needs to be replaced.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1904
Note: Panels in teachers lounge and serving kitchen are federal pacific panels; need to replace.						
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$18,310	1905
	Sub Total for System	3	items		\$57,119	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Capital Renewal	1	Ea.	2	\$12,218	1901
	Sub Total for System	1	items		\$12,218	
	Sub Total for Building 04 - Cafeteria	12	items		\$149,946	

Building: 05 - Gymnasium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	6,889	SF	1	\$83,874	1906
	Sub Total for System	1	items		\$83,874	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	132	SF	2	\$14,127	1907
Note: Replace all exterior windows						
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	16	SF	2	\$1,712	1908
Note: 2'x2'						
	Sub Total for System	2	items		\$15,839	



Facilities Feasibility Study

Henderson Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	11	Door	2	\$27,854	2010
Interior Doors Require Replacement	Capital Renewal	1	Door	3	\$2,780	2008
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	2,400	SF	3	\$24,606	1909
Note: All ceiling tile and grid is to be replaced						
Interior CMU Walls Require Repainting	Capital Renewal	1,200	SF	4	\$2,590	1911
Note: All acoustical wall panels to be replaced in gym						
Metal Interior Doors Require Replacement	Capital Renewal	10	Door	4	\$22,531	2009
Interior Doors Require Repainting	Deferred Maintenance	11	Door	5	\$784	1912
Note: Repaint wood door to boys locker room on south end and repaint all entry doors into gym						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	10,000	SF Wall	5	\$38,241	1910
Note: All painted interior walls need to be repainted						
Sub Total for System		7	items		\$119,386	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	9	Ea.	2	\$253,940	1915
Note: MCC are federal pacific and need to be replaced.						
Sub Total for System		1	items		\$253,940	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	9	Ea.	3	\$99,111	1914
Note: Remove showers; not used.						
Sub Total for System		1	items		\$99,111	
Sub Total for Building 05 - Gymnasium		12	items		\$572,150	

Building: 06 - Locker Rooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Requires Cleaning	Deferred Maintenance	6,761	SF	4	\$99,366	1916
Sub Total for System		1	items		\$99,366	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	378	SF	2	\$40,455	1919
Note: Replace all exterior windows						
The Metal Exterior Door Requires Replacement	Capital Renewal	4	Door	2	\$20,340	1917
Note: Remove and replace all exterior doors						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	4	Ea.	3	\$13,626	1918
Note: Replace all exterior door hardware with corresponding door to be removed						
Sub Total for System		3	items		\$74,421	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	6,400	SF	3	\$129,281	1923
Note: All floor ceramic tile needs to be replaced; outdated						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,600	SF Wall	4	\$34,594	1922
Note: All ceramic tile on walls needs to be replaced; outdated						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	670	SF	5	\$4,286	1920
Note: Replace all acoustical adhered ceiling tile						
Sub Total for System		3	items		\$168,162	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	13	Ea.	3	\$143,160	1924
Note: Remove the showers they are not used						
Sub Total for System		1	items		\$143,160	
Sub Total for Building 06 - Locker Rooms		8	items		\$485,108	

Building: 07 - Band

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	54	SF	2	\$5,779	1925
Note: All exterior windows need to be replaced						
Sub Total for System		1	items		\$5,779	



Facilities Feasibility Study

Henderson Middle School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	1927
Note: Need to replace federal pacific panel in band room						
Sub Total for System		1	items		\$9,155	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wardrobe Storage Cabinets Require Repainting	Deferred Maintenance	75	LF	5	\$2,088	1926
Note: Repaint 3 sets of full height cabinets at 25 LF each (75 LF total)						
Sub Total for System		1	items		\$2,088	
Sub Total for Building 07 - Band		3	items		\$17,022	

Building: 08 - Orchestra, Etc.

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	720	SF	2	\$77,056	1928
Note: Replace all exterior windows						
Sub Total for System		1	items		\$77,056	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	290	SF	3	\$5,858	1930
Note: Replace all ceramic floor tile (restrooms)						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	250	SF Wall	4	\$5,405	1929
Note: Replace all ceramic wall tile (restrooms)						
Sub Total for System		2	items		\$11,263	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	32	Ea.	2	\$99,153	1931
Note: Radiant base board heaters are not reliable						
Sub Total for System		1	items		\$99,153	
Sub Total for Building 08 - Orchestra, Etc.		4	items		\$187,473	

Building: 09 - Shop

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Coping Lap Joints Have Lost Their Seal And Should Be Resealed	Deferred Maintenance	1	Ea.	2	\$1,180	1932
Overflow Drain And Piping Is Missing And Is Needed	Deferred Maintenance	1	Ea.	3	\$1,819	1934
The Roof Requires Cleaning	Deferred Maintenance	2,370	SF	4	\$34,832	1933
Sub Total for System		3	items		\$37,830	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	180	SF	3	\$3,636	1936
Note: Ceramic floor tile (restrooms) needs to be replaced						
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	560	SF Wall	4	\$12,108	1935
Note: Ceramic wall tile (restrooms) needs to be replaced						
Sub Total for System		2	items		\$15,744	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1939
Note: Need to replace two federal pacific panels						
Sub Total for System		1	items		\$13,477	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,073	1938
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	1937
Sub Total for System		2	items		\$4,006	
Sub Total for Building 09 - Shop		8	items		\$71,058	
Total for Campus		87	items		\$9,702,854	



Facilities Feasibility Study

Henderson Middle School Condition Assessment

Buildings with no reported deficiencies

10 - Laundry

11 - Elevator

659 - Transportable-659

800 - Transportable-800

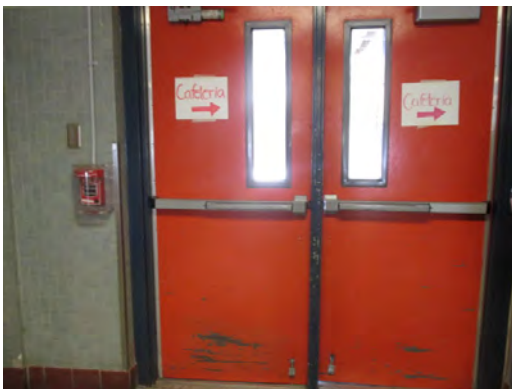
Henderson Middle School Condition Assessment
Supporting Photos



Henderson MS - Typical Classroom



Henderson MS - Rooftop Equipment



Henderson MS - Worn Exterior Metal Doors



Henderson MS - Weathered Paved Play Area



Henderson MS - Computer Lab



Henderson MS - Corroded Metal Panel Roof



Henderson MS - Covered Walkway



Henderson MS - Cracked Asphalt Paving



Henderson MS - Damaged Rooftop Unit



Henderson MS - Elevation



Henderson MS - Elevator



Henderson MS - Exhaust



Henderson MS - Gym Exterior



Henderson MS - Gym



Henderson MS - Hallway Finishes



Henderson MS - Interior Ceramic Tile Wall



Henderson MS - Library



Henderson MS - Restroom Finishes



Henderson MS - Roof General Condition



Facilities Feasibility Study
Herrera Elementary School Condition Assessment

Summary of Findings

The Herrera Elementary School Facility located at 350 Coates Dr. in El Paso, Texas, was built in 2009. It comprises 88,080 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$94,304.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	88,080	2009	\$94,304	.60%	\$509,542	3.23%	\$1.07	\$415,238
Totals		88,080		\$94,304	.60%	\$509,542	3.23%	\$1.07	\$415,238

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	\$18,056	\$18,056
Interior	-	-	\$20,828	\$19,767	\$35,654	\$76,248
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$20,828	\$19,767	\$53,710	\$94,304

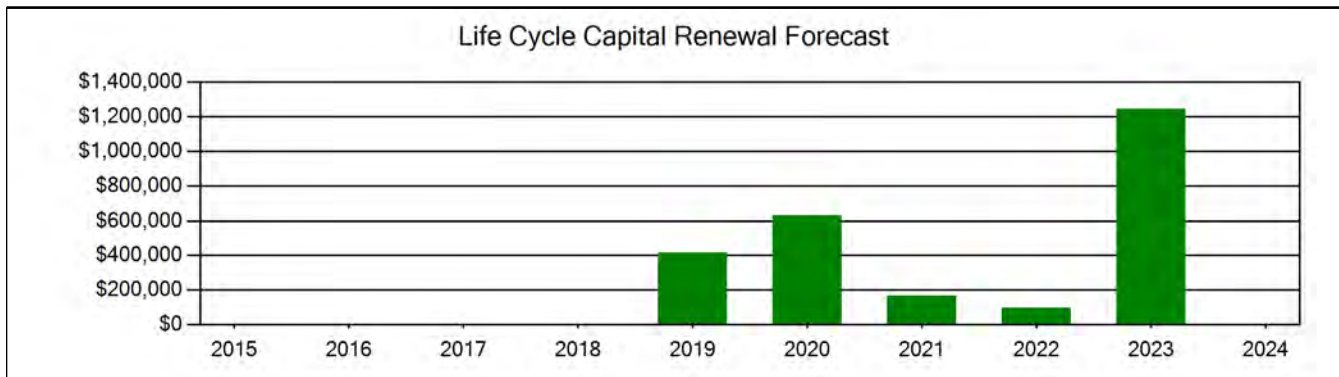
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	0	0	0	0	0	404,540	0	0	0	0	0	\$404,540	\$4.59
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	18,056	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	76,248	0	0	0	0	10,698	245,756	137,268	0	1,238,997	0	\$1,632,719	\$18.54
Mechanical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	0	30,112	0	4,046	0	\$34,158	\$0.39
Fire and Life Safety	0	0	0	0	0	0	384,664	0	0	0	0	\$384,664	\$4.37
Technology	0	0	0	0	0	0	0	0	98,443	0	0	\$98,443	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	94,304	0	0	0	0	415,238	630,420	167,380	98,443	1,243,043	0	\$2,554,524	\$29.00





Herrera Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Herrera Elementary School facility has an overall FCI of 0.6%

The total current cost for all building deficiencies is \$94,304. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$415,238. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,760,154.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Herrera Elementary School Condition Assessment

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Requires Replacment (bldg SF) Note: rock	Capital Renewal	881	SF	5	\$18,056	4323
Sub Total for System		1	items		\$18,056	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: damaged tile in nurse's office	Capital Renewal	881	SF	3	\$13,850	4327
The Vinyl Composition Tile Requires Replacement Note: damaged in Room X112	Capital Renewal	881	SF	3	\$6,978	4328
Ceiling Grid Requires Replacement	Capital Renewal	4,404	SF	4	\$19,767	4324
Interior walls require repainting (Bldg SF)	Capital Renewal	4,404	SF	5	\$13,727	4326
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	4,404	SF	5	\$21,927	4325
Sub Total for System		5	items		\$76,248	
Sub Total for Building 01 - Main Building		6	items		\$94,304	
Total for Campus		6	items		\$94,304	

Herrera Elementary School Condition Assessment
Supporting Photos



Herrera ES - Downspout



Herrera ES - Floor Drain



Herrera ES - Marquee



Herrera ES - Sandbags at Electrical Equipment 01



Herrera ES - Sandbags at Electrical Equipment 02



Herrera ES - Stone Wall



Facilities Feasibility Study
Hillside Elementary School Condition Assessment

Summary of Findings

The Hillside Elementary School Facility located at 4500 Clifton in El Paso, Texas, was built in 1954. It comprises 85,051 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,616,982.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$15,894	.00%	\$15,894	.00%	\$0.00	\$0
01	Main Building	65,285	1954	\$1,595,514	13.66%	\$2,718,448	23.27%	\$24.44	\$1,122,934
02	Gym Building	5,078	2005	\$5,574	.61%	\$46,980	5.17%	\$1.10	\$41,406
238	Transportable-238	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
251	Transportable-251	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
279	Transportable-279	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
304	Transportable-304	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
321	Transportable-321	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
337	Transportable-337	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
345	Transportable-345	864	1976	\$0	.00%	\$0	.00%	\$0.00	\$0
664	Transportable-664	864	1986	\$0	.00%	\$0	.00%	\$0.00	\$0
666	Transportable-666	864	1987	\$0	.00%	\$0	.00%	\$0.00	\$0
699	Transportable-699	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
700	Transportable-700	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
732	Transportable-732	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
734	Transportable-734	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
747	Transportable-747	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
782	Transportable-782	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
814	Transportable-814	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
839	Transportable-839	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		85,051		\$1,616,982	12.84%	\$2,781,322	22.09%	\$19.01	\$1,164,340

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$15,894	-	-	\$15,894
Roofing	\$137,416	\$3,791	\$10,345	\$32	-	\$151,585
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,120,956	-	\$22,853	-	\$1,143,809
Interior	-	-	\$203,346	-	\$6,551	\$209,897
Mechanical	-	-	\$47,233	-	-	\$47,233
Electrical	-	\$45,527	-	-	-	\$45,527



Facilities Feasibility Study
Hillside Elementary School Condition Assessment

Plumbing	-	-	\$3,039	-	-	\$3,039
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$137,416	\$1,170,274	\$279,856	\$22,885	\$6,551	\$1,616,982

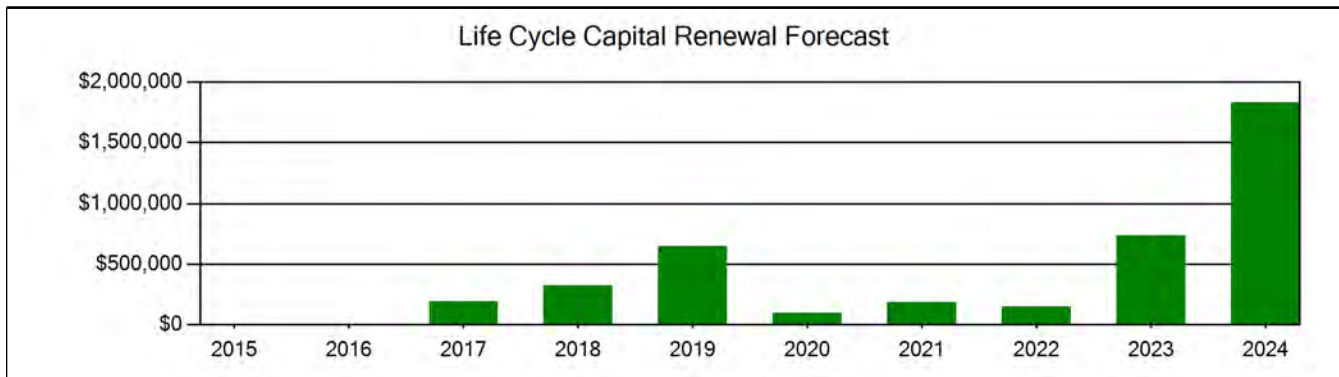
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	15,894	0	0	0	0	0	0	0	99,321	0	0	\$99,321	\$1.41
Roofing	151,585	0	0	0	0	147,431	0	0	0	0	0	\$147,431	\$2.10
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,143,809	0	0	0	0	0	3,194	168,092	0	0	0	\$171,286	\$2.43
Interior	209,897	0	0	0	155,924	0	91,447	20,048	38,978	465,846	412,211	\$1,184,454	\$16.83
Mechanical	47,233	0	0	2,556	36,338	492,486	0	0	9,586	0	191,238	\$732,204	\$10.41
Electrical	45,527	0	0	0	0	4,555	0	0	0	0	1,124,175	\$1,128,730	\$16.04
Plumbing	3,039	0	0	25,130	31,294	4,302	0	0	0	271,620	3,036	\$335,382	\$4.77
Fire and Life Safety	0	0	0	164,961	0	0	0	0	0	0	0	\$164,961	\$2.34
Technology	0	0	0	0	99,363	0	0	0	0	0	0	\$99,363	\$1.41
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	98,528	\$98,528	\$1.40
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,616,982	0	0	192,647	322,919	648,774	94,641	188,140	147,885	737,466	1,829,188	\$4,161,660	\$59.15



Hillside Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Hillside Elementary School facility has an overall FCI of 12.8%

The total current cost for all building deficiencies is \$1,616,982. There are \$15,894 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,164,340. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,590,052.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Hillside Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement Note: Paved play area. Second basketball court has may cracks causing trip hazards.	Capital Renewal	5,000	SF	3	\$15,894	4033
Sub Total for System		1	items		\$15,894	
Sub Total for School and Site Level		1	items		\$15,894	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Steep-sloped single ply roof system is worn and cracking. Location: Above cafeteria, kitchen, library, rooms 35-42	Capital Renewal	23,285	SF	1	\$137,416	4054
Membrane Flashings At Equipment Curbs Require Repair Note: Membrane flashing at equipment curb needs to be repaired in places. Location: Above rooms 06-019, 035-042	Deferred Maintenance	240	LF	2	\$3,791	4047
Roof access ladder requires replacement Note: Roof hatch (2) doesn't have safety railing	Deferred Maintenance	30	LF	3	\$5,170	4164
Bird Stop At Gutter Is Damaged And Should Be Replaced	Deferred Maintenance	3	Ea.	4	\$32	4123
Sub Total for System		4	items		\$146,410	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement Note: 192 @ 6x3 - Steel framed windows are old and difficult to open.	Capital Renewal	3,456	SF	2	\$714,380	4037
The Steel Window Is Damaged And Requires Replacement Note: 144 @ 4x3 - Steel framed windows are old and difficult to open and close.	Capital Renewal	1,728	SF	2	\$357,190	4038
The Wood Window Is Damaged And Requires Replacement Note: 11 @ 6x4 - Wood framed windows are very old and difficult to open.	Capital Renewal	264	SF	2	\$49,386	4036
Glass Block Requires Replacement Note: Glass block exterior wall along the north side of the wing to classrooms 24-33 is aged and cracked. Location: north side of the wing to classrooms 24-33	Capital Renewal	300	SF	4	\$22,610	4035
The Brick Exterior Requires Replacement Note: Brick exterior wall has broken surfaces near window leaving a gap and causing water to seep in. Location: Classroom 17, 19	Capital Renewal	4	SF Wall	4	\$243	4034
Sub Total for System		5	items		\$1,143,809	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement Note: Carpet is worn and lifting up in multiple areas throughout several classrooms. Location: Rooms 25, 26, 28, 30, 33	Capital Renewal	3,000	SF	3	\$35,851	4043
The Suspended Ceiling Grid and Tiles Require Replacement Note: Damaged throughout the building.	Capital Renewal	16,000	SF	3	\$164,043	4040
The Vinyl Composition Tile Requires Replacement Note: Cracking and broken Location: cafeteria near stage, rooms 10 & 16	Capital Renewal	300	SF	3	\$3,053	4045
Interior Gypboard Walls Require Repainting Location: Restroom X1141	Deferred Maintenance	40	SF Wall	5	\$153	4041
The Acoustical Ceilings Tiles Require Replacement Note: Tiles are damaged and leaking. Location: Rooms 01-05	Capital Renewal	1,000	SF	5	\$6,398	4039
Sub Total for System		5	items		\$209,498	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 5000 cfm each	Capital Renewal	10	Ea.	3	\$47,233	4059
Sub Total for System		1	items		\$47,233	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	4067
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	4065



Facilities Feasibility Study Hillside Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	4066
Sub Total for System		3	items		\$45,527	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gas Water Heater Requires Replacement	Deferred Maintenance	1	Ea.	3	\$3,039	4060
Sub Total for System		1	items		\$3,039	
Sub Total for Building 01 - Main Building		19	items		\$1,595,514	

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Overflow Scuppers Are Missing And Are Needed Location: west side of roof	Deferred Maintenance	3	Ea.	3	\$1,786	4057
Roof access ladder requires replacement Note: Roof does not have a hatch	Deferred Maintenance	15	LF	3	\$2,012	4176
The Roof Operable Hatch Requires Replacement Note: Roof does not have a hatch	Deferred Maintenance	1	Ea.	3	\$1,378	4165
Sub Total for System		3	items		\$5,175	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Leaking Location: X100, X106	Capital Renewal	50	SF	3	\$399	4056
Sub Total for System		1	items		\$399	
Sub Total for Building 02 - Gym		4	items		\$5,574	
Total for Campus		24	items		\$1,616,982	

Buildings with no reported deficiencies

- 238 - Transportable-238
- 251 - Transportable-251
- 279 - Transportable-279
- 304 - Transportable-304
- 321 - Transportable-321
- 337 - Transportable-337
- 345 - Transportable-345
- 664 - Transportable-664
- 666 - Transportable-666
- 699 - Transportable-699
- 700 - Transportable-700
- 732 - Transportable-732
- 734 - Transportable-734
- 747 - Transportable-747
- 782 - Transportable-782
- 814 - Transportable-814
- 839 - Transportable-839

Hillside Elementary School Condition Assessment
Supporting Photos



Hillside ES - Broken Glass Block Wall



Hillside ES - Bubbled Carpet



Hillside ES - Cafeteria



Hillside ES - Classroom



Hillside ES - Corroded Rooftop Equipment



Hillside ES - Cracked Asphalt Paving



Hillside ES - Damaged Brick Wall at Window



Hillside ES - Damaged Metal Awning



Hillside ES - Damaged VCT Flooring



Hillside ES - Exposed Ceiling in Gym



Hillside ES - Gym



Hillside ES - Interior Doors



Hillside ES - Library



Hillside ES - Marquee



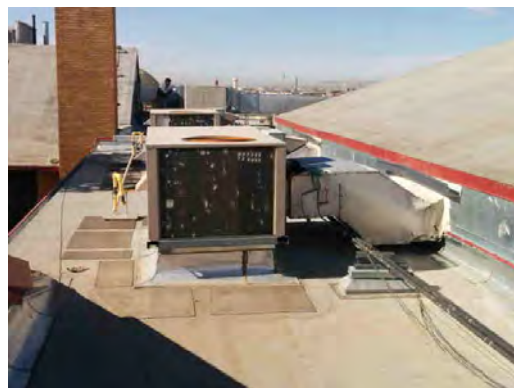
Hillside ES - Paved Play Area



Hillside ES - Roof Hatch



Hillside ES - Rooftop Equipment



Hillside ES - Rooftop Unit



Hillside ES - Stained Ceiling Tiles



Hillside ES - Typical Weathered Windows



Hillside ES - Weathered Exterior Basketball Goals



Hillside ES - Weathered Roofing 01



Hillside ES - Weathered Roofing 02



Hillside ES - Worn Roofing Material



Facilities Feasibility Study
 Hornedo Middle School Condition Assessment

Summary of Findings

The Hornedo Middle School Facility located at 6101 High Ridge in El Paso, Texas, was built in 2010. It comprises 182,604 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$49,857.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	182,604	2010	\$49,857	.15%	\$49,857	.15%	\$0.27	\$0
Totals		182,604		\$49,857	.15%	\$49,857	.15%	\$0.27	\$0

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$18,371	-	-	-	-	\$18,371
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	\$8,196	\$14,783	\$22,979
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$8,507	-	\$8,507
Other	-	-	-	-	-	\$0
Total	\$18,371	\$0	\$0	\$16,703	\$14,783	\$49,857

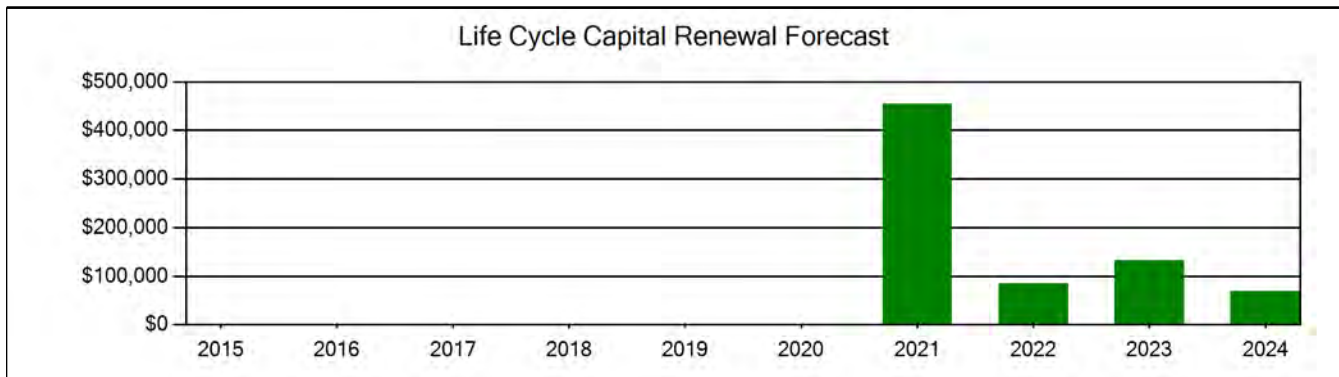
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF	
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024			
Site	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	18,371	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	6,958	6,958	\$6,958	\$0.04
Interior	22,979	0	0	0	0	0	455,323	84,913	133,072	0	0	0	\$673,308	\$3.69
Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Electrical	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	0	0	0	62,375	62,375	62,375	\$62,375	\$0.34
Fire and Life Safety	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Technology	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	8,507	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	49,857	0	0	0	0	0	455,323	84,913	133,072	69,333	69,333	\$742,641	\$4.07	





Hornedo Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Hornedo Middle School facility has an overall FCI of 0.2%

The total current cost for all building deficiencies is \$49,857. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$0. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$32,771,940.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Hornedo Middle School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Kitchen roof is worn out and blistering kitchen	Capital Renewal	4,000	SF	1	\$18,371	4371
Sub Total for System		1	items		\$18,371	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement Note: Leakage in several locations: 109,A137,A145,F100,F104	Capital Renewal	1,826	SF	4	\$8,196	4368
Interior walls require repainting (Bldg SF) Note: Cracks at library	Capital Renewal	1,826	SF	5	\$5,691	4369
The Acoustical Ceilings Tiles Require Replacement Note: Leakage in several locations: 109,A137,A145,F100,F104	Capital Renewal	1,826	SF	5	\$9,092	4367
Sub Total for System		3	items		\$22,979	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs Note: Library reception desk is chipped	Deferred Maintenance	1	Room	4	\$8,507	4370
Sub Total for System		1	items		\$8,507	
Sub Total for Building 01 - Main Building		5	items		\$49,857	
Total for Campus		5	items		\$49,857	

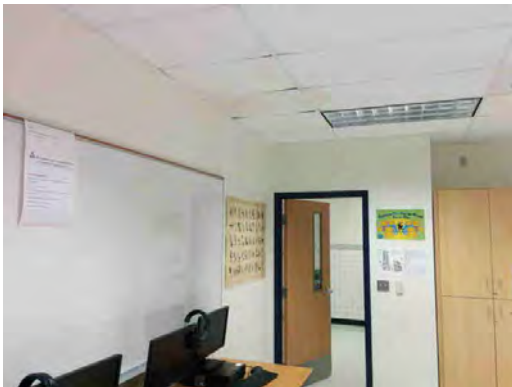
Hornedo Middle School Condition Assessment
Supporting Photos



Hornedo MS - Building Signage



Hornedo MS - Cafeteria



Hornedo MS - Damaged Ceiling Tiles



Hornedo MS - Damaged Roofing



Hornedo MS - Electrical Room



Hornedo MS - Elevation



Hornedo MS - Entry



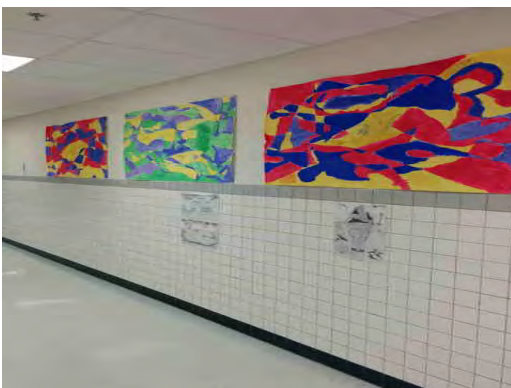
Hornedo MS - Exposed Ceiling in Gym



Hornedo MS - Gutter



Hornedo MS - Gym Roof



Hornedo MS - Hallway Finishes



Hornedo MS - Library



Hornedo MS - Paved Play Area



Hornedo MS - Roof Condition



Hornedo MS - Roof General Condition



Hornedo MS - Roof Hatch



Hornedo MS - Side Elevation



Hornedo MS - Electrical Equipment



Hornedo MS - Typical Classroom



Facilities Feasibility Study

Hughey Elementary School Condition Assessment

Summary of Findings

The Hughey Elementary School Facility located at 6201 Hughey in El Paso, Texas, was built in 1953. It comprises 96,187 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,546,025.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	53,034	1953	\$1,468,327	15.47%	\$2,664,666	28.08%	\$27.69	\$1,196,339
02	Gym Building	4,770	2011	\$4,413	.52%	\$4,413	.52%	\$0.93	\$0
03	2012 Addition	3,847	2012	\$56,848	8.26%	\$68,286	9.92%	\$14.78	\$11,438
04	Library Building	2,688	1965	\$16,437	3.42%	\$16,437	3.42%	\$6.12	\$0
05	Classroom Building	26,664	2012	\$0	.00%	\$0	.00%	\$0.00	\$0
203	Transportable-203	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
275	Transportable-275	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
309	Transportable-309	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
384	Transportable-384	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
714	Transportable-714	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
727	Transportable-727	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		96,187		\$1,546,025	9.49%	\$2,753,802	16.91%	\$16.07	\$1,207,777

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$127,891	\$10,574	\$17,815	\$5,144	-	\$161,425
Structural	-	-	-	-	-	\$0
Exterior	-	\$390,418	-	\$2,716	-	\$393,134
Interior	-	-	\$319	\$983	\$2,127	\$3,429
Mechanical	-	\$757,391	\$94,465	-	-	\$851,856
Electrical	-	\$2,614	-	-	-	\$2,614
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$133,568	-	\$133,568
Other	-	-	-	-	-	\$0
Total	\$127,891	\$1,160,998	\$112,599	\$142,410	\$2,127	\$1,546,025

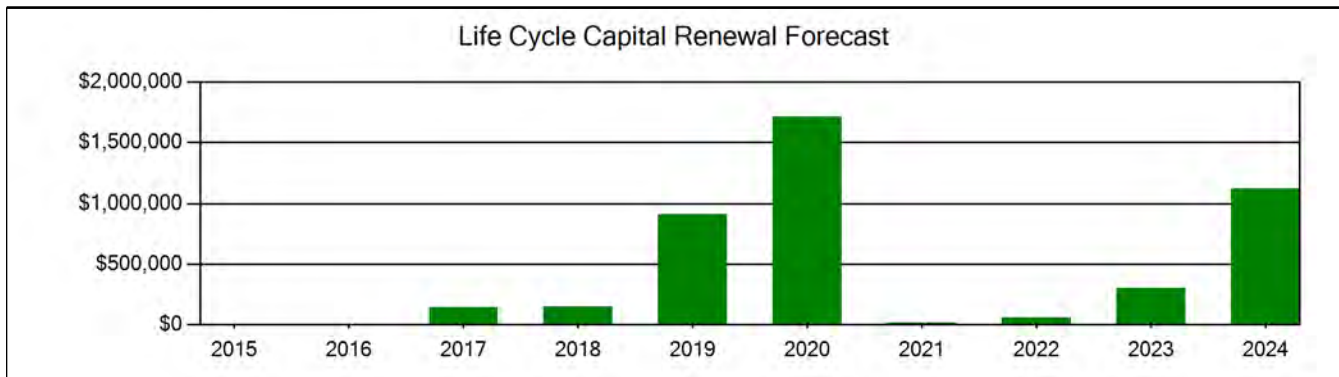
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	161,425	0	0	0	0	375,441	0	0	0	0	0	\$375,441	\$4.13
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	393,134	0	0	0	0	0	179,934	0	0	1,162	0	\$181,096	\$1.99
Interior	3,429	0	0	0	0	0	1,203,143	14,509	0	63,314	0	\$1,280,966	\$14.08
Mechanical	851,856	0	0	0	60,429	535,861	244,462	0	19,173	0	37,691	\$897,616	\$9.86
Electrical	2,614	0	0	0	0	0	0	0	0	0	907,758	\$907,758	\$9.98
Plumbing	0	0	0	11,047	9,388	1,714	23,240	0	0	237,992	0	\$283,381	\$3.11
Fire and Life Safety	0	0	0	133,490	0	0	64,730	0	0	0	0	\$198,220	\$2.18
Technology	0	0	0	0	80,407	0	0	0	38,989	0	0	\$119,396	\$1.31
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	133,568	0	0	0	0	0	0	0	0	0	174,765	\$174,765	\$1.92
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,546,025	0	0	144,537	150,224	913,016	1,715,509	14,509	58,162	302,468	1,120,214	\$4,418,639	\$48.55





Hughey Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Hughey Elementary School facility has an overall FCI of 9.5%

The total current cost for all building deficiencies is \$1,546,025. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,207,777. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$16,283,166.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Hughey Elementary School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Location: Over hallways for rooms 03-22 and 23-34	Capital Renewal	12,833	SF	1	\$75,734	2662
Curbs Require Reflashing Note: Expansion joint curbs need to be repaired for cracks. Location: Above Rooms 27-30	Deferred Maintenance	60	LF	2	\$4,412	2660
Membrane Flashings At Equipment Curbs Require Repair Note: Repair equipment curbs for cracks. Location: Over hallways for rooms 03-22 and 23-34	Deferred Maintenance	280	LF	2	\$4,423	2661
Metal Coping Is Damaged Or Loose And Should Be Replaced Location: Above kitchen storage room X103	Deferred Maintenance	10	LF	2	\$510	2659
The Roof Requires Cleaning	Deferred Maintenance	350	SF	4	\$5,144	2663
Sub Total for System		5	items		\$90,223	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 152 @ 8x3 - Aluminum exterior windows along the classrooms are old and worn, causing leaks into the classrooms. Many have become difficult to open.	Capital Renewal	3,648	SF	2	\$390,418	2481
Sub Total for System		1	items		\$390,418	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Gypboard Walls Require Repair Note: Gypboard wall needs to be repaired for cracks. Location: Rooms 004, 027, 028, 034	Deferred Maintenance	160	SF Wall	4	\$983	2483
The Acoustical Ceilings Tiles Require Replacement Note: Stained from leaks Location: Room 001, hall outside 004, cafeteria, 022, 034, and hall outside 030-034	Capital Renewal	200	SF	5	\$1,280	2482
Sub Total for System		2	items		\$2,262	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Original units are beyond useful life.	Capital Renewal	84	Ea.	2	\$757,391	4099
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 5000 cfm each - Old, rusted and leaking evaporative coolers are beyond useful life.	Capital Renewal	20	Ea.	3	\$94,465	4100
Sub Total for System		2	items		\$851,856	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: Base cabinets with faucet and sink in several classrooms damaged because of leaks.	Capital Renewal	480	LF	4	\$133,568	2484
Sub Total for System		1	items		\$133,568	
Sub Total for Building 01 - Main Building		11	items		\$1,468,327	

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,378	2351
Sub Total for System		1	items		\$1,378	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete / CMU Exterior Is Damaged And Requires Replacement Note: Parapet wall has large gaps allowing someone to fall through	Capital Renewal	100	SF Wall	4	\$2,716	2352
Sub Total for System		1	items		\$2,716	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Water damaged and leaking Location: Rooms 102 & 107	Capital Renewal	40	SF	3	\$319	2485
Sub Total for System		1	items		\$319	
Sub Total for Building 02 - Gym		3	items		\$4,413	



Facilities Feasibility Study

Hughey Elementary School Condition Assessment

Building: 03 - 2012 Addition

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	3,847	SF	1	\$52,157	4089
Note: Due to poor grading there has been a lot of water ponding on the roof. It has worn out the membrane, blistered the surface and cracked the equipment curbs.						
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	100	LF	2	\$1,229	4092
Note: Membrane flashing at equipment curb is cracking and needs to be repaired.						
Sub Total for System		2	items		\$53,387	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior walls require repainting (Bldg SF)	Capital Renewal	192	SF	5	\$598	2658
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	50	SF	5	\$249	2487
Note: Leaking						
Location: Room 037						
Sub Total for System		2	items		\$847	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	2674
Sub Total for System		1	items		\$2,614	
Sub Total for Building 03 - 2012 Addition		5	items		\$56,848	

Building: 04 - 04 - Library

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	1,400	SF	3	\$16,437	2671
Location: N side of building						
Sub Total for System		1	items		\$16,437	
Sub Total for Building 04 - 04 - Library		1	items		\$16,437	
Total for Campus		20	items		\$1,546,025	

Buildings with no reported deficiencies

- 05 - 05 - Classroom
- 203 - Transportable-203
- 275 - Transportable-275
- 309 - Transportable-309
- 384 - Transportable-384
- 714 - Transportable-714
- 727 - Transportable-727

Hughey Elementary School Condition Assessment
Supporting Photos



Hughey ES - Typical Window Condition



Hughey ES - Weathered Roof



Hughey ES - Weathered Roofing



Hughey ES - Cracked Roofing Material



Hughey ES - Cracked Brick Wall



Hughey ES - Evidence of Ponding on Roof



Hughey ES - Entry



Hughey ES - Gym



Hughey ES - Exterior Finishes



Hughey ES - Marquee



Hughey ES - Ladder



Hughey ES - Rooftop Equipment



Hughey ES - Play Fields



Hughey ES - Skylight



Hughey ES - Roof Hatch



Hughey ES - Roof General Condition



Hughey ES - Rooftop Units



Facilities Feasibility Study Irvin High School Condition Assessment

Summary of Findings

The Irvin High School Facility located at 9465 Roanoke in El Paso, Texas, was built in 1955. It comprises 304,911 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$8,551,067.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$20,949	.00%	\$20,949	.00%	\$0.00	\$0
01	Main Building	170,966	1955	\$5,368,769	17.80%	\$11,015,933	36.52%	\$31.40	\$5,647,164
02	2006 Fine Arts Addition	17,617	2006	\$48,363	1.56%	\$129,276	4.16%	\$2.75	\$80,913
03	D Wing	23,823	1955	\$1,535,314	36.53%	\$2,342,024	55.72%	\$64.45	\$806,710
04	Auxillary Gym Building	10,958	1955	\$37,298	1.93%	\$145,699	7.54%	\$3.40	\$108,401
05	Shop Building	5,292	1955	\$60,754	6.51%	\$211,839	22.69%	\$11.48	\$151,085
06	Stadium	26,352	1955	\$176,083	3.79%	\$942,324	20.27%	\$6.68	\$766,241
08	Gym Building	43,183	1955	\$1,268,429	16.65%	\$1,770,646	23.24%	\$29.37	\$502,217
11	Boiler Building	2,400	1955	\$35,107	8.29%	\$92,245	21.79%	\$14.63	\$57,138
315	Transportable-315	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
317	Transportable-317	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
392	Transportable-392	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
396	Transportable-396	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
816	Transportable-816	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		304,911		\$8,551,067	16.12%	\$16,670,936	31.44%	\$28.04	\$8,119,869

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$20,949	-	\$20,949
Roofing	\$633,823	\$34,641	\$12,963	-	\$1,447	\$682,874
Structural	-	-	-	-	-	\$0
Exterior	-	\$2,808,429	\$17,100	-	\$8,069	\$2,833,598
Interior	-	\$25,322	\$365,273	\$2,272	\$27,183	\$420,050
Mechanical	-	\$2,467,394	\$49,424	\$14,945	\$5,046	\$2,536,808
Electrical	-	\$884,239	\$23,680	\$11,395	-	\$919,314
Plumbing	-	-	\$3,445	\$36,531	-	\$39,975
Fire and Life Safety	\$5,722	\$901,089	-	-	-	\$906,811
Technology	-	-	-	-	-	\$0
Conveyances	-	\$40,733	\$149,956	-	-	\$190,688
Specialties	-	-	-	-	-	\$0



Facilities Feasibility Study
Irvin High School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$639,545	\$7,161,847	\$621,840	\$86,090	\$41,745	\$8,551,067

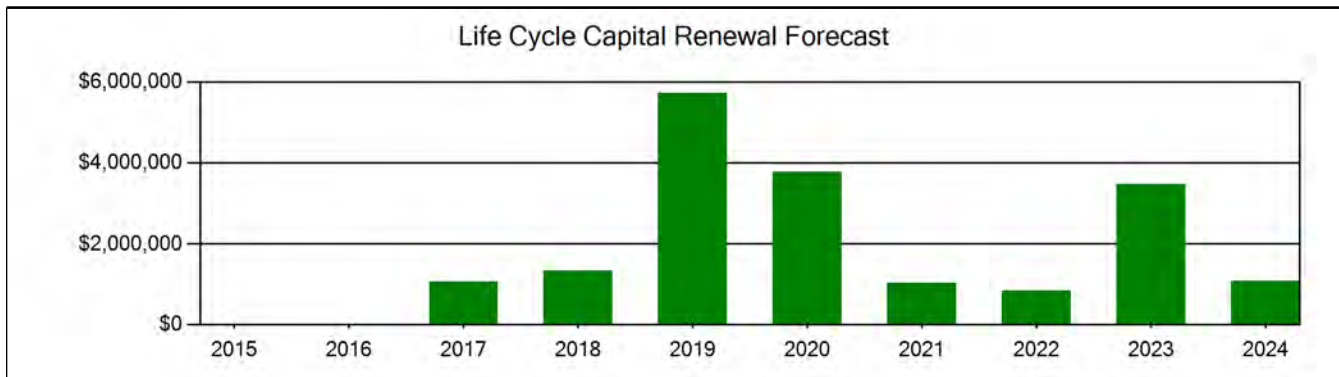
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF	
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024			
Site	20,949	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	682,874	0	0	0	0	248,984	0	0	0	0	575,865	0	\$824,849	\$2.74
Structural	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	2,833,598	0	0	0	371,412	0	121,652	278,854	30,488	18,797	0	0	\$821,203	\$2.73
Interior	420,050	0	0	355,428	204,158	294,700	665,248	749,592	0	2,916,552	0	0	\$5,185,678	\$17.25
Mechanical	2,536,808	0	0	7,668	357,510	1,313,150	2,546,341	0	563,729	0	309,710	0	\$5,098,108	\$16.96
Electrical	919,314	0	0	0	0	3,753,626	0	0	230,833	0	206,560	0	\$4,191,019	\$13.94
Plumbing	39,975	0	0	30,808	0	111,325	210,327	8,603	0	539,877	0	0	\$900,940	\$3.00
Fire and Life Safety	906,811	0	0	668,459	0	0	76,937	0	0	0	0	0	\$745,396	\$2.48
Technology	0	0	0	0	402,641	0	0	0	19,690	0	0	0	\$422,331	\$1.40
Conveyances	190,688	0	0	0	0	0	149,848	0	0	0	0	0	\$149,848	\$0.50
Specialties	0	0	0	0	0	0	6,569	0	0	0	0	0	\$6,569	\$0.02
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	8,551,067	0	0	1,062,363	1,335,721	5,721,785	3,776,922	1,037,049	844,740	3,475,226	1,092,135	0	\$18,345,941	\$61.03



Irvin High School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Irvin High School facility has an overall FCI of 16.1%

The total current cost for all building deficiencies is \$8,551,067. There are \$20,949 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$8,119,869. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$53,030,265.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Irvin High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Is Damaged And Should Be Replaced (4' Chain Link Fence)	Capital Renewal	600	LF	4	\$20,949	1266
Note: stadium area fencing						
	Sub Total for System	1	items		\$20,949	
	Sub Total for School and Site Level	1	items		\$20,949	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Canopy Lighting Requires Replacement	Deferred Maintenance	4	Ea.	4	\$9,116	1335
	Sub Total for System	1	items		\$9,116	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	14,483	SF	1	\$252,306	1242
Note: replace roof on east central wing						
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	200	LF	2	\$3,160	1241
Single-Ply Covering Has Blisters That Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$159	1243
Drains And Piping Are Needed To Eliminate Ponding	Functional Deficiency	4	Ea.	3	\$12,650	1244
	Sub Total for System	4	items		\$268,276	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	10,476	SF	2	\$2,165,463	1253
Note: 6x3						
	Sub Total for System	1	items		\$2,165,463	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	6	Door	2	\$15,193	1256
The Vinyl Composition Tile Requires Replacement	Capital Renewal	9,500	SF	3	\$96,680	1255
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	30	SF	5	\$192	1254
Location: M112						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,419	SF	5	\$21,873	1282
	Sub Total for System	4	items		\$133,939	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement	Capital Renewal	23	TonAC	2	\$65,255	1289
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	600	Ea.	2	\$1,859,123	1288
Note: Old radiators throughout the school. May be preferable to replace with a different system. This deficiency would be for a like for like replacement.						
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	5	Ea.	4	\$12,454	1285
	Sub Total for System	3	items		\$1,936,832	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$16,795	1336
The Panelboard Requires Replacement	Capital Renewal	13	Ea.	2	\$87,602	1337
	Sub Total for System	2	items		\$104,397	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	3	Ea.	4	\$8,291	1290
	Sub Total for System	1	items		\$8,291	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	170,966	SF	2	\$551,767	1359
	Sub Total for System	1	items		\$551,767	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And Or Controls Require Repair	Deferred Maintenance	1	Ea.	2	\$40,733	1257



Facilities Feasibility Study Irvin High School Condition Assessment

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab Requires Replacement	Capital Renewal	1	Ea.	3	\$149,956	1333
	Sub Total for System	2	items		\$190,688	
	Sub Total for Building 01 - Main Building	19	items		\$5,368,769	

Building: 02 - 2006 Fine Arts Addition

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashing At Curb (-2) Requires Repair	Deferred Maintenance	600	LF	2	\$16,020	1245
	Sub Total for System	1	items		\$16,020	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	3,500	SF	3	\$27,927	1258
	Sub Total for System	1	items		\$27,927	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement	Capital Renewal	2	TonAC	2	\$4,416	1291
	Sub Total for System	1	items		\$4,416	
	Sub Total for Building 02 - 2006 Fine Arts Addition	3	items		\$48,363	

Building: 03 - D Wing

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Metal Staircase	Deferred Maintenance	1	Ea.	3	\$13,219	1985
Note: West stairs first to second floor are made of steel. Treads and risers are broken, loose, rusted and re-welded. Replace staircase.						
Location: West stairs						
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$2,263	1363
The Canopy Lighting Requires Replacement	Deferred Maintenance	1	Ea.	4	\$2,279	1366
	Sub Total for System	3	items		\$17,761	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	11,900	SF	1	\$207,308	1247
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	100	LF	2	\$1,580	1246
	Sub Total for System	2	items		\$208,888	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	3,096	SF	2	\$639,965	1261
Note: 6x3						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	1	Ea.	3	\$3,407	1259
The Exterior Requires Painting	Capital Renewal	2,000	SF Wall	5	\$8,069	1260
	Sub Total for System	3	items		\$651,440	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$2,532	1265
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	238	SF	3	\$4,808	1284
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	800	SF	3	\$8,202	1262
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,000	SF	3	\$20,354	1264
Interior Gypboard Walls Require Repair	Deferred Maintenance	30	SF Wall	4	\$184	1263
The Concrete Flooring Is Damaged And Requires Replacement	Capital Renewal	238	SF	4	\$2,087	1283
	Sub Total for System	6	items		\$38,167	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	160	Ea.	2	\$495,766	1292
Note: Old radiators						
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	3	\$32,949	1293
	Sub Total for System	2	items		\$528,715	



Facilities Feasibility Study Irvin High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	1361
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	1362
Sub Total for System		2	items		\$13,457	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	23,823	SF	2	\$76,885	1360
Sub Total for System		1	items		\$76,885	
Sub Total for Building 03 - D Wing		19	items		\$1,535,314	

Building: 04 - Auxillary Gym

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	1294
Sub Total for System		1	items		\$1,933	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	10,958	SF	2	\$35,365	1367
Sub Total for System		1	items		\$35,365	
Sub Total for Building 04 - Auxillary Gym		2	items		\$37,298	

Building: 05 - Shops

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	2	Ea.	3	\$3,981	1368
Sub Total for System		1	items		\$3,981	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$16,475	1298
Duct Cleaning Required	Deferred Maintenance	5,292	SF	5	\$5,046	1295
Sub Total for System		2	items		\$21,520	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1369
Sub Total for System		1	items		\$13,477	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	1297
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	1296
Sub Total for System		2	items		\$4,696	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	5,292	SF	2	\$17,079	1370
Sub Total for System		1	items		\$17,079	
Sub Total for Building 05 - Shops		7	items		\$60,754	

Building: 06 - Stadium

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	4	Ea.	3	\$7,962	1371
Sub Total for System		1	items		\$7,962	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Is Damaged And Requires Replacement	Capital Renewal	200	SF Wall	2	\$3,001	1267
Sub Total for System		1	items		\$3,001	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$2,532	1269

Location: x201



Facilities Feasibility Study Irvin High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement Location: s521	Capital Renewal	800	SF	5	\$5,118	1268
Sub Total for System		2	items		\$7,650	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fan Coil HVAC Component Requires Replacement Note: 2 ton	Capital Renewal	13	Ea.	2	\$42,834	1303
Sub Total for System		1	items		\$42,834	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	1372
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1373
Sub Total for System		2	items		\$20,195	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	2	Ea.	4	\$3,865	1305
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,527	1304
Sub Total for System		2	items		\$9,393	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	26,352	SF	2	\$85,047	1374
Sub Total for System		1	items		\$85,047	
Sub Total for Building 06 - Stadium		10	items		\$176,083	

Building: 08 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	10,000	SF	1	\$174,209	1249
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	400	LF	2	\$13,723	1248
The Roof Operable Hatch Requires Repair Note: Roof access hatch is facing the wrong direction making access difficult. Detach door and rotate to face correct direction.	Deferred Maintenance	1	Ea.	3	\$312	1983
Splash Blocks Are Required	Deferred Maintenance	10	Ea.	5	\$1,447	1250
Sub Total for System		4	items		\$189,690	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Repair	Deferred Maintenance	1	Door	3	\$474	1270
Sub Total for System		1	items		\$474	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Location: x114/115	Capital Renewal	2	Door	2	\$5,064	1272
The Lighting Fixtures Require Replacement	Capital Renewal	43,183	SF	2	\$692,363	1382
Fireproofing Spray is Beyond Useful Life Note: Ceiling height is low and sprayed fireproofing is being knocked loose at the underside of roof decking. Location: Loft above wrestling room	Deferred Maintenance	21,000	SF	3	\$96,201	1982
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	5,500	SF	3	\$111,101	1271
Sub Total for System		4	items		\$904,729	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$16,795	1380
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1381
Sub Total for System		2	items		\$30,272	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Sump pump requires replacement	Deferred Maintenance	1	Ea.	3	\$858	1334
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	1311
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,527	1310
Sub Total for System		3	items		\$8,318	



Facilities Feasibility Study Irvin High School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	41,813	SF	2	\$134,945	1383
	Sub Total for System	1	items		\$134,945	
	Sub Total for Building 08 - Gym	15	items		\$1,268,429	

Building: 11 - Boiler Rm

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	3	Ea.	3	\$5,972	1375
	Sub Total for System	1	items		\$5,972	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exhaust Fan Ventilation Requires Replacement	Capital Renewal	1	Ea.	4	\$2,491	1306
	Sub Total for System	1	items		\$2,491	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	1376
Abandoned Equipment needs to be removed	Deferred Maintenance	1	Ea.	3	\$3,501	1379
Note: Remove unused, old distribution panel.						
	Sub Total for System	2	items		\$13,578	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,587	1309
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	1307
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,825	1308
	Sub Total for System	3	items		\$7,344	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	2,400	SF	1	\$5,722	1378
Note: No existing fire alarm indicated. Install.						
	Sub Total for System	1	items		\$5,722	
	Sub Total for Building 11 - Boiler Rm	8	items		\$35,107	
	Total for Campus	84	items		\$8,551,067	

Buildings with no reported deficiencies

- 315 - Transportable-315
- 317 - Transportable-317
- 392 - Transportable-392
- 396 - Transportable-396
- 816 - Transportable-816

Irvin High School Condition Assessment
Supporting Photos



Irvin HS - Art Classroom



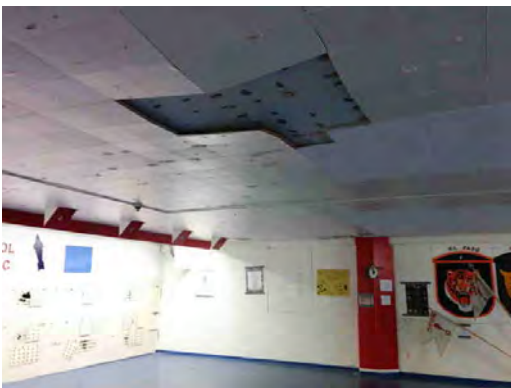
Irvin HS - Building Signage



Irvin HS - Cafeteria 01



Irvin HS - Dining



Irvin HS - Damaged Adhered Tile Ceiling



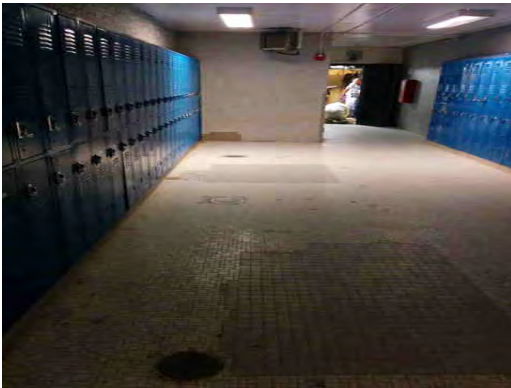
Irvin HS - Damaged Cabinetry



Irvin HS - Damaged Exhaust Fan



Irvin HS - Damaged Gate



Irvin HS - Damaged Tile at Lockers



Irvin HS - Damaged Tile Flooring



Irvin HS - Damaged Tile Flooring 02



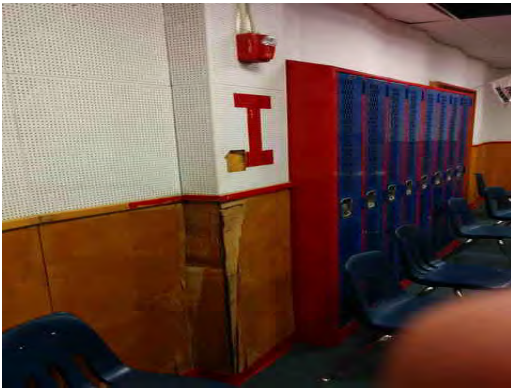
Irvin HS - Damaged VCT Flooring



Irvin HS - Damaged VCT Flooring 02



Irvin HS - Damaged Windows



Irvin HS - Damaged Interior Wood Panel



Irvin HS - Elementary Classroom



Irvin HS - Evidence of Ponding on Roof



Irvin HS - Exhaust Fan



Irvin HS - Exposed Ceiling in Gym



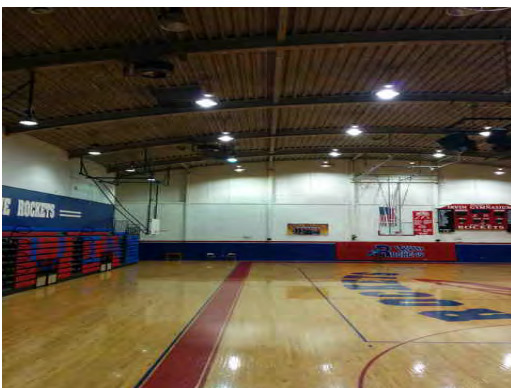
Irvin HS - Exposed Metal Ceiling



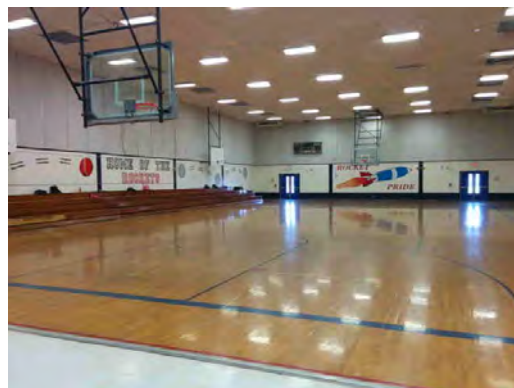
Irvin HS - Exterior Finishes 02



Irvin HS - Exterior Finishes



Irvin HS - Gymnasium



Irvin HS - Gym Interior



Irvin HS - Hallway Finishes



Irvin HS - Marquee



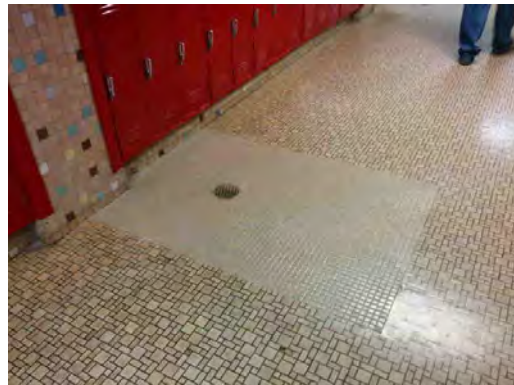
Irvin HS - Mismatched Tile Repair 01



Irvin HS - Mismatched Tile Repair 02



Irvin HS - Mismatched Tile Repair 03



Irvin HS - Mismatched Tile Repair 04



Irvin HS - Playground Equipment



Irvin HS - Ponding on Roof



Irvin HS - Roof Drain



Irvin HS - Roof General Condition



Irvin HS - Rooftop Equipment



Irvin HS - Stadium Building Under Bleachers



Irvin HS - Stained Ceiling Tiles



Irvin HS - Weathered Metal Stairs



Irvin HS - Weathered Roof



Irvin HS - Damaged Roofing



Facilities Feasibility Study
Jefferson High School Condition Assessment

Summary of Findings

The Jefferson High School Facility located at 4700 Alameda in El Paso, Texas, was built in 1925. It comprises 232,293 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$7,489,450.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$377,670	.00%	\$405,951	.00%	\$0.00	\$28,281
01	Main Building	72,335	1925	\$940,462	7.37%	\$4,252,229	33.32%	\$13.00	\$3,311,767
03	Cafeteria Building	9,667	1952	\$368,188	21.59%	\$763,892	44.79%	\$38.09	\$395,704
04	West Wing	13,199	1975	\$229,012	9.83%	\$909,165	39.04%	\$17.35	\$680,153
05	Behind West Wing	5,090	1955	\$351,850	39.18%	\$721,221	80.32%	\$69.13	\$369,371
06	Gym Building	36,880	1950	\$2,848,671	43.78%	\$4,220,989	64.87%	\$77.24	\$1,372,318
07	Shop Building	12,872	1965	\$501,503	22.08%	\$1,181,796	52.04%	\$38.96	\$680,293
08	Music/ROTC Building	15,438	1951	\$451,858	16.59%	\$1,288,701	47.32%	\$29.27	\$836,843
09	South Classroom Building	45,682	1955	\$1,199,818	14.89%	\$2,907,199	36.07%	\$26.26	\$1,707,381
10	2006 Fine Arts Addition	16,824	2006	\$9,581	.32%	\$96,172	3.24%	\$0.57	\$86,591
11	Building 11	3,162	1925	\$205,846	36.90%	\$260,718	46.74%	\$65.10	\$54,872
Dugout 1	Dugout 1	240	1949	\$2,911	6.88%	\$18,591	43.91%	\$12.13	\$15,680
Dugout 2	Dugout 2	160	1949	\$2,079	7.37%	\$16,363	57.97%	\$13.00	\$14,284
Pump House	Pump House	409	1925	\$0	.00%	\$0	.00%	\$0.00	\$0
Restrooms	Restroom Building	335	2006	\$0	.00%	\$9,812	16.60%	\$0.00	\$9,812
Totals		232,293		\$7,489,450	18.31%	\$17,052,800	41.68%	\$32.24	\$9,563,350

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$244,726	\$2,520	\$247,246
Roofing	\$561,502	\$1,296	\$340,488	-	-	\$903,286
Structural	-	-	-	-	-	\$0
Exterior	-	\$333,071	\$51,098	\$21,899	\$10,807	\$416,875
Interior	-	-	\$1,071,134	\$914,563	\$73,487	\$2,059,184
Mechanical	-	\$234,043	\$51,225	\$849,119	-	\$1,134,386
Electrical	-	\$370,240	\$24,986	\$42,639	-	\$437,864
Plumbing	-	-	\$99,340	\$36,153	\$45,849	\$181,342
Fire and Life Safety	\$201,398	\$41,353	\$6,486	-	-	\$249,238
Technology	-	-	-	-	\$109,701	\$109,701
Conveyances	-	-	-	-	-	\$0
Specialties	\$4,801	\$1,389,071	-	\$248,812	\$107,644	\$1,750,328



Facilities Feasibility Study
Jefferson High School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$767,701	\$2,369,074	\$1,644,757	\$2,357,911	\$350,007	\$7,489,450

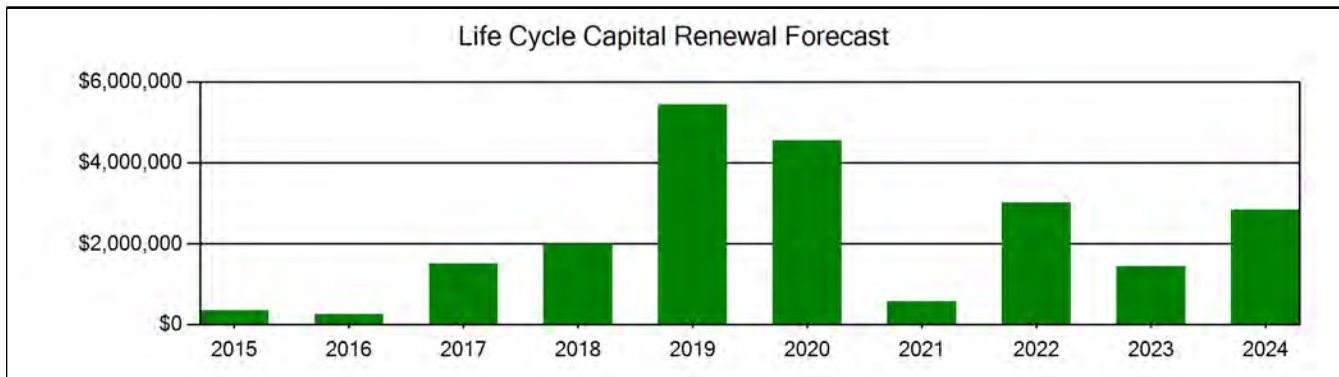
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	247,246	0	0	0	0	28,281	0	543,244	721,711	0	0	\$1,293,236	\$5.57
Roofing	903,286	0	0	0	126,097	0	0	0	0	0	0	\$126,097	\$0.54
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	416,875	0	20,325	18,790	348,954	0	429,432	7,185	726,430	237,296	661,221	\$2,449,633	\$10.55
Interior	2,059,184	0	142,207	313	763,588	255,933	1,325,179	22,589	676,568	654,757	874,122	\$4,715,256	\$20.30
Mechanical	1,134,386	0	77,726	377,142	389,514	1,279,019	2,007,359	0	537,275	0	1,073,097	\$5,741,132	\$24.71
Electrical	437,864	0	0	0	0	3,605,784	0	0	334,262	0	234,601	\$4,174,647	\$17.97
Plumbing	181,342	354,196	23,403	125,222	0	265,914	486,831	0	15,647	559,129	0	\$1,830,342	\$7.88
Fire and Life Safety	249,238	0	0	989,150	0	0	73,474	0	0	0	0	\$1,062,624	\$4.57
Technology	109,701	0	0	0	302,822	0	0	0	19,177	0	0	\$321,999	\$1.39
Conveyances	0	0	0	0	0	0	26,352	0	0	0	0	\$26,352	\$0.11
Specialties	1,750,328	0	0	0	68,970	0	202,531	0	0	0	0	\$271,501	\$1.17
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	7,489,450	354,196	263,661	1,510,617	1,999,945	5,434,931	4,551,158	573,018	3,031,070	1,451,182	2,843,041	\$22,012,819	\$94.76



Jefferson High School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Jefferson High School facility has an overall FCI of 18.3%

The total current cost for all building deficiencies is \$7,489,450. There are \$377,670 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$9,563,350. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$40,908,975.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Jefferson High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	100	CAR	4	\$204,998	709
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	1,000	LF	4	\$39,728	708
Note: 6ft Chain Link Fence						
Location: Main Bldg						
Paving Requires Restriping	Deferred Maintenance	175	CAR	5	\$2,520	710
Sub Total for System		3	items		\$247,246	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$416	1523
Location: Building 11						
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	13	Ea.	3	\$5,071	937
Note: Time clocks						
Location: Main Building						
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	7	Ea.	3	\$2,731	1160
Note: Timeclocks						
Location: Cafeteria						
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	8	Ea.	3	\$3,121	1228
Note: Timeclock Controls						
Location: Gymnasiums						
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	10	Ea.	3	\$3,901	1422
Note: Timeclocks						
Location: Music/ROTC						
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	3	Ea.	3	\$4,648	1521
Location: Building 11						
Sub Total for System		6	items		\$19,888	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Security Camera Is Damaged And Should Be Repaired	Deferred Maintenance	2	Ea.	2	\$835	1529
Location: Building 11						
Sub Total for System		1	items		\$835	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks appropriate number of surveillance cameras.	Functional Deficiency	24	Ea.	5	\$109,701	720
Note: School lacks appropriate number of surveillance cameras.						
Sub Total for System		1	items		\$109,701	
Sub Total for School and Site Level		11	items		\$377,670	

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Requires Repointing	Deferred Maintenance	2,500	SF Wall	3	\$45,077	711
Sub Total for System		1	items		\$45,077	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	7,000	SF	3	\$149,504	713
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	5,000	SF Wall	4	\$114,303	712
Sub Total for System		2	items		\$263,807	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	2	\$3,276	887
Steam/HW Unit Heater Requires Replacement	Capital Renewal	1	Ea.	3	\$1,309	1940
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	71,918	SF	4	\$383,218	886
Sub Total for System		3	items		\$387,803	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	1	Ea.	2	\$2,065	948
The Panelboard Requires Replacement	Capital Renewal	13	Ea.	2	\$46,169	938



Facilities Feasibility Study

Jefferson High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$14,250	939
Sub Total for System		3	items		\$62,484	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	71,918	SF	1	\$181,292	978
Sub Total for System		1	items		\$181,292	
Sub Total for Building 01 - Main Building		10	items		\$940,462	

Building: 03 - Cafeteria

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	7	Ea.	3	\$3,509	1053
The Canopy Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	6	Ea.	4	\$13,674	1113
Sub Total for System		2	items		\$17,183	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	9,670	SF	1	\$117,733	1002
Sub Total for System		1	items		\$117,733	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement Note: 12 windows 6x5	Capital Renewal	360	SF	2	\$74,415	772
The Steel Window Is Damaged And Requires Replacement Note: 16 windows 4x5	Capital Renewal	320	SF	2	\$66,146	773
The Steel Window Is Damaged And Requires Replacement Note: 4 windows 3x6	Capital Renewal	72	SF	2	\$14,883	774
Sub Total for System		3	items		\$155,444	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wall Pack Lighting Is Damaged And Should Be Replaced	Capital Renewal	2	Ea.	2	\$2,026	1104
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	9,667	SF	4	\$48,719	1007
Sub Total for System		2	items		\$50,745	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1050
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	1051
Sub Total for System		2	items		\$22,632	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	16	LF	4	\$4,452	775
Sub Total for System		1	items		\$4,452	
Sub Total for Building 03 - Cafeteria		11	items		\$368,188	

Building: 04 - West Wing

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	56	Ea.	2	\$135,042	1147
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	13,199	SF	4	\$51,769	1129
Sub Total for System		2	items		\$186,811	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$19,715	1159
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$7,896	1157
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$14,591	1158
Sub Total for System		3	items		\$42,201	
Sub Total for Building 04 - West Wing		5	items		\$229,012	



Facilities Feasibility Study

Jefferson High School Condition Assessment

Building: 05 - Behind West Wing

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	4	Ea.	3	\$2,005	1192
Sub Total for System		1	items		\$2,005	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	6,000	SF	1	\$43,222	1169
Sub Total for System		1	items		\$43,222	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement Note: 4 windows at 6x3	Capital Renewal	72	SF	2	\$13,469	1162
The Wood Window Is Damaged And Requires Replacement Note: 37 windows at 4x3	Capital Renewal	444	SF	2	\$83,059	1163
The Exterior Requires Cleaning	Deferred Maintenance	2,600	SF Wall	5	\$5,966	1161
Sub Total for System		3	items		\$102,494	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	620	SF	3	\$7,409	1164
The Vinyl Composition Tile Requires Replacement	Capital Renewal	3,900	SF	3	\$39,690	1165
Sub Total for System		2	items		\$47,099	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heater (Ceiling Panel) Requires Replacement	Deferred Maintenance	8	Ea.	3	\$45,600	1190
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	5,090	SF	4	\$25,652	1175
Sub Total for System		2	items		\$71,252	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,073	1194
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	1195
The Incandescent Lighting Is Damaged And Should Be Replaced	Capital Renewal	24	Ea.	4	\$10,790	1193
Sub Total for System		3	items		\$19,222	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	5,090	SF	1	\$12,135	1196
Sub Total for System		1	items		\$12,135	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$8,348	1166
The Metal Student Lockers Require Replacement	Capital Renewal	50	Ea.	4	\$43,367	1168
The Upper Storage Cabinets Require Replacement	Capital Renewal	15	LF	4	\$2,706	1167
Sub Total for System		3	items		\$54,421	
Sub Total for Building 05 - Behind West Wing		16	items		\$351,850	

Building: 06 - Gymnasiums

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	29,000	SF	1	\$353,076	1219
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	29,000	SF	3	\$340,488	1218
Sub Total for System		2	items		\$693,564	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	72	SF	2	\$7,706	1198
Exterior Ceramic Tile veneer	Deferred Maintenance	850	SF	4	\$21,899	1197
Sub Total for System		2	items		\$29,605	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	12,200	SF	3	\$246,441	1204
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	8,000	SF	3	\$82,021	1200



Facilities Feasibility Study

Jefferson High School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	100	SF	3	\$1,018	1203
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	13,800	SF Wall	4	\$298,377	1202
Interior Gypboard Walls Require Repainting	Deferred Maintenance	2,300	SF Wall	5	\$8,795	1201
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	8,000	SF	5	\$51,181	1199
Sub Total for System		6	items		\$687,834	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	1224
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	1225
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	1226
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$18,996	1227
Sub Total for System		4	items		\$48,597	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Retractable Bleachers are Damaged and Require Replacement	Capital Renewal	2,400	Seat	2	\$1,389,071	1205
Sub Total for System		1	items		\$1,389,071	
Sub Total for Building 06 - Gymnasiums		15	items		\$2,848,671	

Building: 07 - Shops

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 10x10	Deferred Maintenance	1	Door	3	\$177	1229
Exterior Metal Door Requires Repainting Note: 15 doors at 7x3	Deferred Maintenance	15	Door	3	\$2,657	1230
Sub Total for System		2	items		\$2,834	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,600	SF	3	\$52,520	1234
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	3,900	SF	3	\$39,985	1231
The Vinyl Composition Tile Requires Replacement	Capital Renewal	4,800	SF	3	\$48,849	1233
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	1,200	SF Wall	4	\$25,946	1232
Sub Total for System		4	items		\$167,301	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 3 KVA	Capital Renewal	3	Ea.	2	\$18,852	1312
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Radiator Water	Capital Renewal	14	Ea.	2	\$43,380	1251
The Fin Tube Water Radiant Heater Requires Replacement	Capital Renewal	4	Ea.	3	\$4,316	1252
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	12,872	SF	4	\$22,999	1240
Sub Total for System		4	items		\$89,547	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	1299
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$24,495	1300
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	1301
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$26,955	1302
Sub Total for System		4	items		\$86,858	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks shut-off valves for utilities.	Code Compliance	2	Ea.	3	\$6,486	Rollup
Prep room lacks a sink.	Educational Adequacy	2	Ea.	5	\$10,645	Rollup
Sub Total for System		2	items		\$17,132	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	2	Ea.	2	\$34,243	Rollup
Lab lacks an appropriate emergency shower.	Code Compliance	2	Ea.	2	\$22,213	Rollup
Room lacks an appropriate eyewash.	Educational Adequacy	2	Ea.	2	\$5,490	Rollup



Facilities Feasibility Study

Jefferson High School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an appropriate fume hood.	Educational Adequacy	2	Ea.	4	\$46,976	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	30	LF	4	\$8,348	1235
The Upper Storage Cabinets Require Replacement	Capital Renewal	15	LF	4	\$2,706	1236
Room lacks the required demonstration table.	Educational Adequacy	2	Ea.	5	\$17,855	Rollup
Sub Total for System		7	items		\$137,832	
Sub Total for Building 07 - Shops		23	items		\$501,503	

Building: 08 - Music/ROTC

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	312	SF	2	\$64,493	1314
Exterior Metal Door Requires Repainting	Deferred Maintenance	18	Door	3	\$3,188	1313
Note: 18 at 7x3						
Sub Total for System		2	items		\$67,681	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	400	SF	3	\$8,080	1319
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,400	SF	3	\$55,364	1316
The Vinyl Composition Tile Requires Replacement	Capital Renewal	7,000	SF	3	\$71,238	1318
Adhered acoustical ceiling tile	Deferred Maintenance	2,300	SF	4	\$23,525	1315
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	300	SF Wall	4	\$6,486	1317
Sub Total for System		5	items		\$164,694	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	15,438	SF	4	\$27,584	1406
Sub Total for System		1	items		\$27,584	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$10,145	1419
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	1420
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$20,216	1421
Sub Total for System		3	items		\$40,438	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$77,086	1412
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	3	\$18,107	1410
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$4,147	1411
The Class Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	4	\$4,783	1407
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	6	Ea.	4	\$11,596	1408
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	7	Ea.	4	\$19,774	1409
Prep room lacks a sink.	Educational Adequacy	3	Ea.	5	\$15,968	Rollup
Sub Total for System		7	items		\$151,462	
Sub Total for Building 08 - Music/ROTC		18	items		\$451,858	

Building: 09 - South CR Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting	Capital Renewal	1,200	SF Wall	5	\$4,841	1425
Sub Total for System		1	items		\$4,841	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,200	SF	3	\$44,440	1431
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	9,000	SF	3	\$92,274	1426
The Vinyl Composition Tile Requires Replacement	Capital Renewal	13,000	SF	3	\$132,299	1430
Adhered acoustical ceiling tile	Deferred Maintenance	29,000	SF	4	\$296,616	1428
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	6,000	SF Wall	4	\$129,729	1429
Sub Total for System		5	items		\$695,359	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,218	1491



Facilities Feasibility Study

Jefferson High School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$18,748	1492
Sub Total for System		2	items		\$33,966	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		1	items		\$5,323	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an appropriate fume hood.	Educational Adequacy	9	Ea.	4	\$211,393	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	450	LF	4	\$125,220	1432
The Metal Student Lockers Require Replacement	Capital Renewal	50	Ea.	4	\$43,367	1433
Room lacks the required demonstration table.	Educational Adequacy	9	Ea.	5	\$80,349	Rollup
Sub Total for System		4	items		\$460,329	
Sub Total for Building 09 - South CR Building		13	items		\$1,199,818	

Building: 10 - 2006 Fine Arts Addition

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Modified Membrane Has Holes That Should Be Repaired	Deferred Maintenance	20	Ea.	2	\$1,296	1493
Sub Total for System		1	items		\$1,296	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	2	Ea.	5	\$8,285	Rollup
Sub Total for System		1	items		\$8,285	
Sub Total for Building 10 - 2006 Fine Arts Addition		2	items		\$9,581	

Building: 11 - Building11

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	3,300	SF	1	\$42,480	1496
Sub Total for System		1	items		\$42,480	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	45	SF	2	\$8,901	1508
Sub Total for System		1	items		\$8,901	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Gypboard Ceilings Are Damaged And Requires Replacement	Capital Renewal	3,100	SF	4	\$19,580	1495
Interior Gypboard Walls Require Repainting	Deferred Maintenance	3,200	SF Wall	5	\$12,938	1502
Note: Composite Boards 1'x2'						
Sub Total for System		2	items		\$32,518	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	3,162	SF	4	\$5,974	1497
Sub Total for System		1	items		\$5,974	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,363	1525
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	42	Ea.	4	\$18,175	1524
Sub Total for System		2	items		\$23,538	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,628	Rollup
Sub Total for System		1	items		\$5,628	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	3,162	SF	1	\$7,971	1527



Facilities Feasibility Study

Jefferson High School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	3,162	SF	2	\$10,790	1526
Sub Total for System		2	items		\$18,760	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	3,162	SF	1	\$4,801	1533
Sub Total for System		1	items		\$4,801	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$18,103	Rollup
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	\$24,834	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	35	LF	4	\$10,297	1504
Blinds are missing or in poor condition.	Educational Adequacy	16	SF Surf	5	\$573	Rollup
Room lacks the required demonstration table.	Educational Adequacy	1	Ea.	5	\$9,439	Rollup
Sub Total for System		5	items		\$63,246	
Sub Total for Building 11 - Building11		16	items		\$205,846	

Building: Dugout 1 - Dugout 1

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	280	SF	1	\$2,911	1423
Sub Total for System		1	items		\$2,911	
Sub Total for Building Dugout 1 - Dugout 1		1	items		\$2,911	

Building: Dugout 2 - Dugout 2

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	200	SF	1	\$2,079	1424
Sub Total for System		1	items		\$2,079	
Sub Total for Building Dugout 2 - Dugout 2		1	items		\$2,079	
Total for Campus		142	items		\$7,489,450	

Buildings with no reported deficiencies

Pump House - Pump House

Restrooms - Restrooms

Jefferson High School Condition Assessment
Supporting Photos



Jefferson HS - Building 1 Entry



Jefferson HS - Building 1 Exterior 02



Jefferson HS - Building 1 Exterior Brick



Jefferson HS - Building 1 Exterior



Jefferson HS - Building 3 Elevation



Jefferson HS - Building 4 Elevation



Jefferson HS - Building 5 Elevation



Jefferson HS - Building 6 Elevation



Jefferson HS - Building 6 Rear Elevation



Jefferson HS - Building 7 Elevation



Jefferson HS - Building 8 Elevation



Jefferson HS - Building 9 Elevation



Jefferson HS - Building 11 Elevation



Jefferson HS - Dugout



Jefferson HS - Fine Arts Building Exterior



Jefferson HS - Locker Room Rooftop Equipment



Jefferson HS - Rear Elevation Building 1



Jefferson HS - Restroom Building



Jefferson HS - Signage



Facilities Feasibility Study
Johnson Elementary School Condition Assessment

Summary of Findings

The Johnson Elementary School Facility located at 499 Cabaret in El Paso, Texas, was built in 1973. It comprises 86,514 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,225,900.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	76,210	1973	\$1,225,900	8.99%	\$3,635,788	26.66%	\$16.09	\$2,409,888
02	Gym Building	5,120	2010	\$0	.00%	\$35,550	3.88%	\$0.00	\$35,550
224	Transportable-224	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
249	Transportable-249	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
281	Transportable-281	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
283	Transportable-283	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
389	Transportable-389	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
687	Transportable-687	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		86,514		\$1,225,900	8.42%	\$3,671,338	25.23%	\$14.17	\$2,445,438

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$73,799	-	\$73,799
Roofing	-	-	\$853	-	-	\$853
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$255,419	-	-	\$255,419
Interior	-	-	\$476,487	\$55,428	-	\$531,915
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$80,471	-	-	\$282,817	-	\$363,288
Other	-	-	-	-	-	\$0
Total	\$80,471	\$0	\$732,759	\$412,045	\$0	\$1,225,275

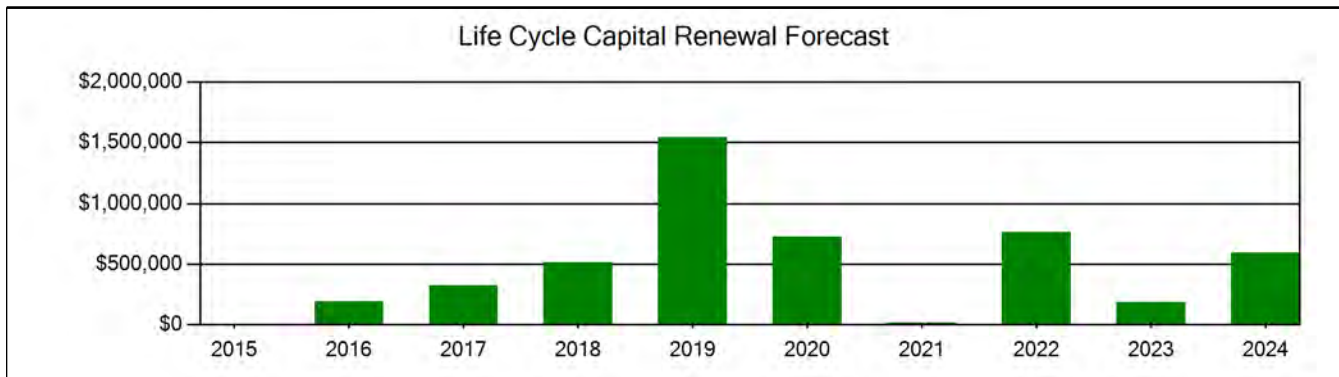
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	73,799	0	0	0	0	128,940	0	0	215,841	0	0	\$344,781	\$4.24
Roofing	853	0	0	0	0	201,025	0	0	0	0	0	\$201,025	\$2.47
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	255,419	0	0	0	22,384	0	1,097	0	91,021	0	0	\$114,502	\$1.41
Interior	531,915	0	0	0	354,454	19,239	689,354	0	37,898	174,463	127,707	\$1,403,115	\$17.25
Mechanical	0	0	190,990	9,437	129,985	22,055	0	0	112,295	0	406,232	\$870,994	\$10.71
Electrical	0	0	0	0	0	938,206	0	0	259,261	0	63,417	\$1,260,884	\$15.50
Plumbing	0	0	0	0	7,312	235,912	14,377	17,207	0	14,308	0	\$289,116	\$3.55
Fire and Life Safety	0	0	0	314,439	0	0	20,962	0	0	0	0	\$335,401	\$4.12
Technology	0	0	0	0	0	0	0	0	5,365	0	0	\$5,365	\$0.07
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	363,288	0	0	0	0	0	0	0	42,534	0	0	\$42,534	\$0.52
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,225,275	0	190,990	323,876	514,135	1,545,377	725,790	17,207	764,215	188,771	597,356	\$4,867,717	\$59.85



Johnson Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Johnson Elementary School facility has an overall FCI of 8.4%

The total current cost for all building deficiencies is \$1,225,900. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,445,438. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$14,552,377.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Johnson Elementary School Condition Assessment

Building: 01 - Main Building

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Subdeck Is Damaged And Requires Replacement	Deferred Maintenance	25	SF	2	\$625	1172
Note: ABOVE MECH RM M2, SOUTH OF CAFETERIA						
Sub Total for System		0	items		\$625	

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	36	CAR	4	\$73,799	1137
Sub Total for System		1	items		\$73,799	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	8	Ea.	3	\$853	1176
Note: AT MODIFIED BIT ROOF.						
Sub Total for System		1	items		\$853	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Equipment Screen Wall is Beyond Useful Life	Deferred Maintenance	800	SF	3	\$8,687	1953
Note: EQUIPMENT SCREEN WALL AT ROOF ABOVE CAFETERIA IS RUSTED/CORRODED AND REQUIRES REPLACEMENT						
Location: ROOF ABOVE CAFETERIA						
Exterior Metal Door Requires Repainting	Deferred Maintenance	23	Door	3	\$3,170	1149
Note: 23@7X3						
The Metal Panel Exterior Is Damaged And Requires Replacement	Capital Renewal	20,000	SF Wall	3	\$238,250	1148
Weatherstripping on Window is Beyond Useful Life	Capital Renewal	26	Ea.	3	\$5,312	1959
Note: Weather strip on windows requires replacement						
Sub Total for System		4	items		\$255,419	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,600	SF	3	\$40,874	1152
The Vinyl Composition Tile Requires Replacement	Capital Renewal	55,000	SF	3	\$435,612	1151
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	5,000	SF	4	\$55,428	1150
Sub Total for System		3	items		\$531,915	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	72,000	SF	1	\$80,471	1191
Sub Total for System		1	items		\$80,471	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	1,240	LF	4	\$268,538	1153
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	90	LF	4	\$6,860	1156
The Upper Storage Cabinets Require Replacement	Capital Renewal	24	LF	4	\$3,370	1154
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	20	LF	4	\$4,050	1155
Sub Total for System		4	items		\$282,817	
Sub Total for Building 01 - Main Building		14	items		\$1,225,900	
Total for Campus		14	items		\$1,225,900	

Buildings with no reported deficiencies

- 02 - Gym
- 224 - Transportable-224
- 249 - Transportable-249
- 281 - Transportable-281
- 283 - Transportable-283
- 389 - Transportable-389
- 687 - Transportable-687

Johnson Elementary School Condition Assessment
Supporting Photos



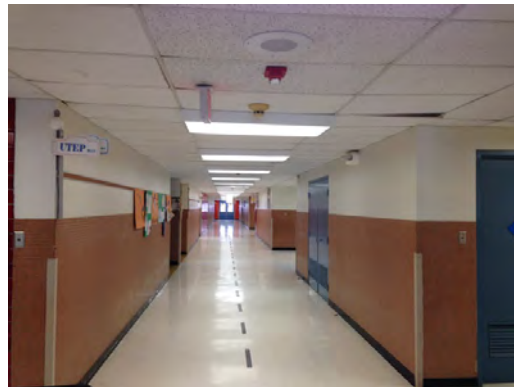
Johnson ES - Cafeteria High Wall at Roof



Johnson ES - Cafeteria



Johnson ES - Classroom Wing Elevation



Johnson ES - Corridor Finishes



Johnson ES - Corroded Air Register



Johnson ES - Entry Corridor



Johnson ES - Entry Doors



Johnson ES - Gym Elevation



Johnson ES - Main Building Exterior



Johnson ES - Marquee



Johnson ES - Paving



Facilities Feasibility Study
Kohlberg Elementary School Condition Assessment

Summary of Findings

The Kohlberg Elementary School Facility located at 1445 Nardo Goodman in El Paso, Texas, was built in 1992. It comprises 98,603 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$598,015.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$611	.00%	\$611	.00%	\$0.00	\$0
01	Main Building	68,470	1997	\$597,404	4.88%	\$2,356,689	19.24%	\$8.73	\$1,759,285
02	Gym Building	5,077	2010	\$0	.00%	\$91,264	10.05%	\$0.00	\$91,264
x1000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x2000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x3000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x4000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x5000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x6000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x7000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
235	Transportable-235	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
239	Transportable-239	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
254	Transportable-254	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
256	Transportable-256	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
272	Transportable-272	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
312	Transportable-312	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
326	Transportable-326	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
351	Transportable-351	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
356	Transportable-356	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
395	Transportable-395	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
403	Transportable-403	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
686	Transportable-686	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
691	Transportable-691	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
726	Transportable-726	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
837	Transportable-837	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		98,603		\$598,015	4.54%	\$2,448,564	18.61%	\$6.06	\$1,850,549

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	\$611	\$611
Roofing	-	\$20,778	\$445,334	\$5,719	-	\$471,832



Facilities Feasibility Study
Kohlberg Elementary School Condition Assessment

Structural	-	-	-	-	-	\$0
Exterior	-	\$31,500	-	-	-	\$31,500
Interior	-	-	\$83,504	\$8,156	-	\$91,661
Mechanical	-	\$2,411	-	-	-	\$2,411
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$54,690	\$528,839	\$13,875	\$611	\$598,015

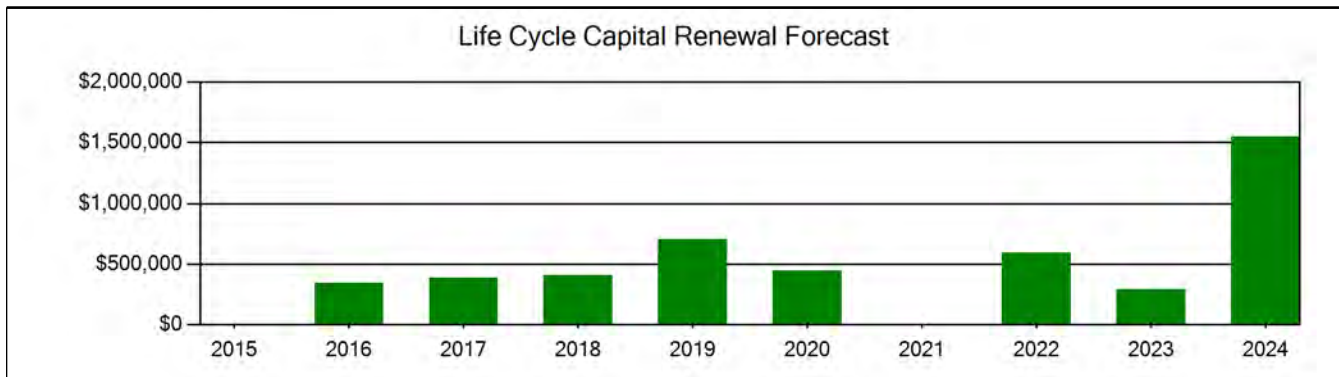
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	611	0	0	0	0	0	0	0	26,922	0	32,995	\$59,917	\$0.81
Roofing	471,832	0	0	0	0	0	0	0	0	0	378,431	\$378,431	\$5.15
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	31,500	0	287,373	0	0	0	1,565	0	71,234	287,373	43,100	\$690,645	\$9.39
Interior	91,661	0	0	0	181,402	8,315	405,730	0	243,929	0	0	\$839,376	\$11.41
Mechanical	2,411	0	0	37,644	144,901	480,012	23,471	0	250,674	0	96,684	\$1,033,386	\$14.05
Electrical	0	0	0	0	0	0	0	0	0	0	961,961	\$961,961	\$13.08
Plumbing	0	0	59,359	28,497	0	219,651	17,814	0	0	7,521	38,287	\$371,129	\$5.05
Fire and Life Safety	0	0	0	321,195	0	0	0	0	0	0	0	\$321,195	\$4.37
Technology	0	0	0	0	82,200	0	0	0	0	0	0	\$82,200	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	598,015	0	346,732	387,336	408,503	707,978	448,580	0	592,759	294,894	1,551,458	\$4,738,240	\$64.42





Kohlberg Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Kohlberg Elementary School facility has an overall FCI of 4.5%

The total current cost for all building deficiencies is \$598,015. There are \$611 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,850,549. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,159,765.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Kohlberg Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tree Requires Replacement Note: PINE; PINE TREE WAS DYING BY MAIN BLDG	Deferred Maintenance	1	Ea.	5	\$611	2052
Sub Total for System		1	items		\$611	
Sub Total for School and Site Level		1	items		\$611	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Expansion Joint Cover Should Be Replaced	Deferred Maintenance	150	LF	2	\$13,803	2122
Re-Seal Metal Roof-To-Wall Flashing At Wall	Deferred Maintenance	2,200	LF	2	\$6,976	2119
Built-up Roofing with Aggregate Ballast Requires Replacement Note: FLAT ROOF	Capital Renewal	47,929	SF	3	\$437,950	2107
Drains And Piping Are Needed To Eliminate Ponding	Functional Deficiency	3	Ea.	3	\$7,384	2127
The Roof Requires Cleaning	Deferred Maintenance	500	SF	4	\$5,719	2117
Sub Total for System		5	items		\$471,832	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Replacement Note: 4@7X3; STOREFRONT DOORS AT ENTRY AGED AND WORN. REPLACE.	Capital Renewal	4	Door	2	\$15,508	2056
The Aluminum Window Is Damaged And Requires Replacement Note: 48@ 2x2; CLERESTORY WINDOWS	Capital Renewal	192	SF	2	\$15,992	2057
Sub Total for System		2	items		\$31,500	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: 1@7X3; DOORS OVERWORN, NEED REPLACEMENT	Capital Renewal	1	Door	3	\$2,164	2059
The Vinyl Composition Tile Requires Replacement Note: MOST OF THE VCT IN CAFETERIA; REMAINING SF IN VARIOUS LOCATIONS THROUGHOUT BLDG.	Capital Renewal	10,270	SF	3	\$81,341	2058
Interior Storefront Doors Require Replacement Note: 2@7X3; DOORS OVERWORN, NEED REPLACEMENT	Capital Renewal	2	Door	4	\$8,156	2060
Sub Total for System		3	items		\$91,661	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: REMOVE FLOOR BASED RADIANT HEATER IN ADMIN OFFICES	Capital Renewal	1	Ea.	2	\$2,411	2156
Sub Total for System		1	items		\$2,411	
Sub Total for Building 01 - Main Building		11	items		\$597,404	
Total for Campus		12	items		\$598,015	



Facilities Feasibility Study

Kohlberg Elementary School Condition Assessment

Buildings with no reported deficiencies

02 - Gym

235 - Transportable-235

239 - Transportable-239

254 - Transportable-254

256 - Transportable-256

272 - Transportable-272

312 - Transportable-312

326 - Transportable-326

351 - Transportable-351

356 - Transportable-356

395 - Transportable-395

403 - Transportable-403

686 - Transportable-686

691 - Transportable-691

726 - Transportable-726

837 - Transportable-837

x1000 - Modular

x2000 - Modular

x3000 - Modular

x4000 - Modular

x5000 - Modular

x6000 - Modular

x7000 - Modular

Kohlberg Elementary School Condition Assessment
Supporting Photos



Kohlberg ES - Cafeteria Ceiling



Kohlberg ES - Gym Interior



Kohlberg ES - Damaged VCT Flooring



Kohlberg ES - Cafeteria



Kohlberg ES - Entry Doors



Kohlberg ES - Elevation



Kohlberg ES - Gym Exterior



Kohlberg ES - Exterior



Kohlberg ES - Improper Vent on Roof



Kohlberg ES - Interior Finishes



Kohlberg ES - Library



Kohlberg ES - Painted CMU



Kohlberg ES - Paved Play Area



Kohlberg ES - Rear Elevation



Kohlberg ES - Typical Classroom Finishes



Kohlberg ES - Typical Lab Finishes



Kohlberg ES - Typical Windows



Kohlberg ES



Facilities Feasibility Study
Lamar Elementary School Condition Assessment

Summary of Findings

The Lamar Elementary School Facility located at 1440 E. Cliff in El Paso, Texas, was built in 1963. It comprises 79,747 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,628,712.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,268	.00%	\$10,695	.00%	\$0.00	\$9,427
01	Main Building	52,345	1963	\$1,456,614	15.55%	\$3,919,835	41.85%	\$27.83	\$2,463,221
02	Cafeteria Building	17,249	1963	\$102,549	3.32%	\$626,248	20.29%	\$5.95	\$523,699
03	Library Building	3,600	1996	\$49,262	7.65%	\$59,966	9.31%	\$13.68	\$10,704
04	Gym Building	4,825	2005	\$19,020	2.20%	\$33,366	3.86%	\$3.94	\$14,346
662	Transportable-662	864	1986	\$0	.00%	\$0	.00%	\$0.00	\$0
670	Transportable-670	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		79,747		\$1,628,712	11.67%	\$4,650,109	33.31%	\$20.42	\$3,021,397

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$1,268	-	\$1,268
Roofing	\$79,787	\$295	\$14,372	-	-	\$94,455
Structural	-	-	-	-	-	\$0
Exterior	-	\$232,239	\$5,302	\$829	-	\$238,370
Interior	-	\$2,532	\$137,706	\$214	\$136,451	\$276,903
Mechanical	-	\$865,590	-	-	-	\$865,590
Electrical	-	\$108,294	\$33,714	\$10,118	-	\$152,126
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$79,787	\$1,208,950	\$191,094	\$12,429	\$136,451	\$1,628,712

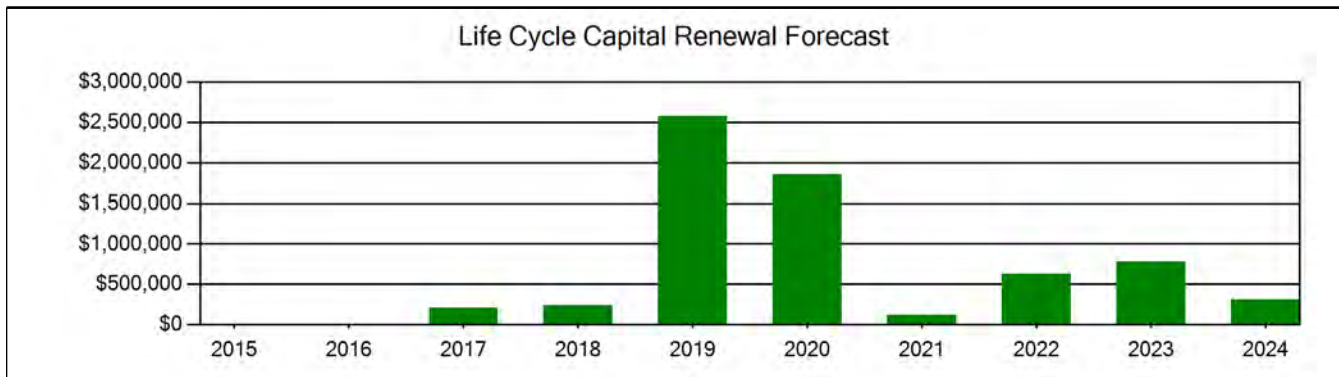
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,268	0	0	0	0	9,427	0	0	0	0	0	\$9,427	\$0.12
Roofing	94,455	0	0	0	0	42,749	0	0	0	0	195,104	\$237,853	\$3.05
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	238,370	0	0	0	6,269	1,010,740	19,606	66,604	0	0	0	\$1,103,219	\$14.14
Interior	276,903	0	0	0	0	0	1,342,354	50,992	30,134	499,597	31,448	\$1,954,525	\$25.05
Mechanical	865,590	0	0	0	122,008	388,682	0	0	484,140	0	81,818	\$1,076,648	\$13.80
Electrical	152,126	0	0	0	0	1,125,194	0	0	116,312	0	5,285	\$1,246,791	\$15.98
Plumbing	0	0	0	25,601	0	0	3,036	4,302	0	277,850	0	\$310,789	\$3.98
Fire and Life Safety	0	0	0	181,438	0	0	0	0	0	0	0	\$181,438	\$2.33
Technology	0	0	0	0	109,289	0	0	0	0	0	0	\$109,289	\$1.40
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	491,527	0	0	0	0	\$491,527	\$6.30
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,628,712	0	0	207,039	237,566	2,576,792	1,856,523	121,898	630,586	777,447	313,655	\$6,721,506	\$86.15





Lamar Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Lamar Elementary School facility has an overall FCI of 11.7%

The total current cost for all building deficiencies is \$1,628,712. There are \$1,268 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,021,397. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,959,939.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Lamar Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading Location: SE area from the cafeteria building	Deferred Maintenance	2,000	SF	4	\$1,268	3461
Sub Total for System		1	items		\$1,268	
Sub Total for School and Site Level		1	items		\$1,268	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Strainers Are Missing And Needed Note: No strainers are provided for the drains.	Deferred Maintenance	8	Ea.	3	\$10,831	3471
The Roof Operable Hatch Requires Replacement Note: Roof hatch door has no roof curb and no railing	Deferred Maintenance	1	Ea.	3	\$1,770	2345
The Roof Operable Hatch Requires Replacement Note: 3x4 - A ledge isn't provided. There is nothing to grab onto when climbing out onto the roof. The door handle is difficult to open. The door safety latch doesn't lock. The door will fall closed on its own.	Deferred Maintenance	1	Ea.	3	\$1,770	3470
Sub Total for System		3	items		\$14,372	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 140 @ 5x3 - Aluminum exterior windows are old, worn and leaking water	Capital Renewal	2,100	SF	2	\$224,747	3465
The Brick Exterior Requires Replacement Location: Entry to basement	Capital Renewal	10	SF Wall	4	\$608	3462
The Concrete / CMU Exterior Requires Repair Note: concrete base wall Location: Outside room X104 in basement.	Deferred Maintenance	20	SF Wall	4	\$221	3464
Sub Total for System		3	items		\$225,577	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Difficult to open door. Location: Room 102	Capital Renewal	1	Door	2	\$2,532	3469
The Vinyl Composition Tile Requires Replacement Note: 9" tiles, old and should be replaced Location: Rooms 204-221	Capital Renewal	13,200	SF	3	\$134,335	3468
Interior Gypboard Walls Require Repair Note: Cracking at door. Location: Room 98	Deferred Maintenance	10	SF Wall	4	\$61	3467
Interior Doors Require Repair Note: Uneven door adjustments required to accommodate for structural settling	Deferred Maintenance	128	Door	5	\$132,293	2346
The Acoustical Ceilings Tiles Require Replacement Note: Acoustical ceiling tiles are leaking by edges of windows and small areas in classrooms. Location: Rooms 102, 104, 108, 109, X122, 115, 119, 116, 123, 204, 206, 208, 209, 210, 211, 213, 214, 217	Capital Renewal	600	SF	5	\$3,839	3466
Sub Total for System		5	items		\$273,059	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: original units beyond useful life	Capital Renewal	96	Ea.	2	\$865,590	3448
Sub Total for System		1	items		\$865,590	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Panels are old with broken cover locks and no labels.	Capital Renewal	2	Ea.	2	\$6,718	3433
The Panelboard Requires Replacement Note: Panels are old with broken cover locks and no labels.	Capital Renewal	3	Ea.	2	\$27,465	3434
The GFCI Electrical Receptacles Are Inadequate And More Are Needed Note: Need to add 2 per classrooms to avoid extension cords on floors and tripped breakers	Deferred Maintenance	70	Ea.	3	\$33,714	3439



Facilities Feasibility Study

Lamar Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$10,118	3438
Sub Total for System		4	items		\$78,015	
Sub Total for Building 01 - Main Building		16	items		\$1,456,614	

Building: 02 - Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	1,000	SF	1	\$17,421	3478
Note: Worn and blistering						
Location: above mechanical rooms on east side of cafeteria						
Sub Total for System		1	items		\$17,421	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	70	SF	2	\$7,492	3474
Note: 14 @ 5x1 - Aluminum exterior windows are old, difficult to open and leaking.						
Sub Total for System		1	items		\$7,492	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	300	SF	3	\$3,053	3477
Location: Janitor's storage						
The Plaster Ceilings Are Damaged And Requires Repair	Deferred Maintenance	10	SF	4	\$153	3476
Note: Leaking						
Location: Room LIV						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	50	SF	5	\$320	3475
Note: Leaking						
Location: Administration area						
Sub Total for System		3	items		\$3,526	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$16,795	3440
Note: Panels are old, not labeled, no cover locks, open breaker spaces.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$13,477	3441
Note: Panels are old, not labeled, no cover locks, open breaker spaces.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$18,310	3442
Note: Panels are old, not labeled, no cover locks, open breaker spaces.						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$25,528	3443
Note: Panels are old, not labeled, no cover locks, open breaker spaces.						
Sub Total for System		4	items		\$74,111	
Sub Total for Building 02 - Cafeteria		9	items		\$102,549	

Building: 03 - Library

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	3,600	SF	1	\$48,808	3483
Note: Single ply roof system is badly blistered and cracking in many locations.						
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	24	LF	2	\$295	3481
Note: cracking and needs to be repaired						
Sub Total for System		2	items		\$49,104	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	20	SF	3	\$158	3479
Note: Cracking						
Location: Behind receptionist's desk						
Sub Total for System		1	items		\$158	
Sub Total for Building 03 - Library		3	items		\$49,262	



Facilities Feasibility Study
Lamar Elementary School Condition Assessment

Building: 04 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	1,000	SF	1	\$13,558	3488
Note: Single ply roof system on the NW side of the roof is worn and blistering due to constant wear and tear from maintenance.						
Sub Total for System		1	items		\$13,558	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	2	Ea.	3	\$5,302	3486
Note: Exterior metal doors on south end don't open with master key. Hardware should be replaced.						
Sub Total for System		1	items		\$5,302	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	20	SF	3	\$160	3487
Note: Leaking						
Location: Office 105/106						
Sub Total for System		1	items		\$160	
Sub Total for Building 04 - Gym		3	items		\$19,020	
Total for Campus		32	items		\$1,628,712	

Buildings with no reported deficiencies

- 662 - Transportable-662
- 670 - Transportable-670

Lamar Elementary School Condition Assessment
Supporting Photos



Lamar ES - Aged Ladder to Roof Hatch



Lamar ES - Cafeteria



Lamar ES - Covered Walkway



Lamar ES - Stairstep Crack at Interior Brick Wall



Lamar ES - Damaged Cabinetry



Lamar ES - Damaged Ceiling Tiles



Lamar ES - Damaged Ceiling



Lamar ES - Damaged Vinyl Tile



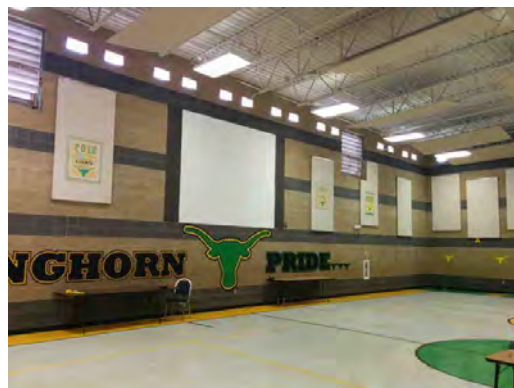
Lamar ES - Exterior Brick



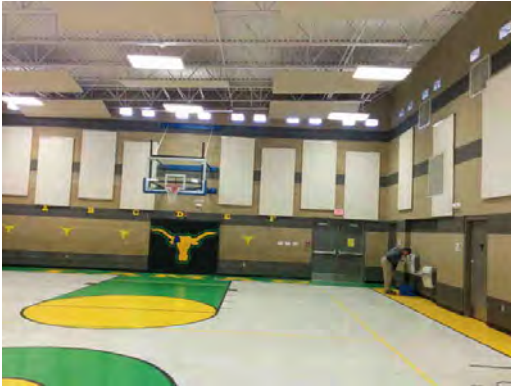
Lamar ES - Exterior Finishes



Lamar ES - Exterior Windows



Lamar ES - Gym 02



Lamar ES - Gym



Lamar ES - Hallway Finishes



Lamar ES - Marquee



Lamar ES - Metal Roof



Lamar ES - Paint Peeling at Storage



Lamar ES - Paint Peeling on CMU Wall



Lamar ES - Roof Drain



Lamar ES - Roof Exhaust Fan



Lamar ES - Roof General Condition



Lamar ES - Roof Hatch



Lamar ES - Rooftop Equipment 02



Lamar ES - Rooftop Equipment



Lamar ES - Rooftop Units



Facilities Feasibility Study
Lea Elementary School 426 Condition Assessment

Summary of Findings

The Lea Elementary School 426 Facility located at 4851 Marcus Uribe in El Paso, Texas, was built in 2009. It comprises 92,081 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$0.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	86,897	2009	\$0	.00%	\$887,889	5.71%	\$0.00	\$887,889
314	Transportable-0314	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
399	Transportable-399	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
676	Transportable-676	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
693	Transportable-693	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
731	Transportable-731	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
776	Transportable-776	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		92,081		\$0	.00%	\$887,889	5.71%	\$0.00	\$887,889

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

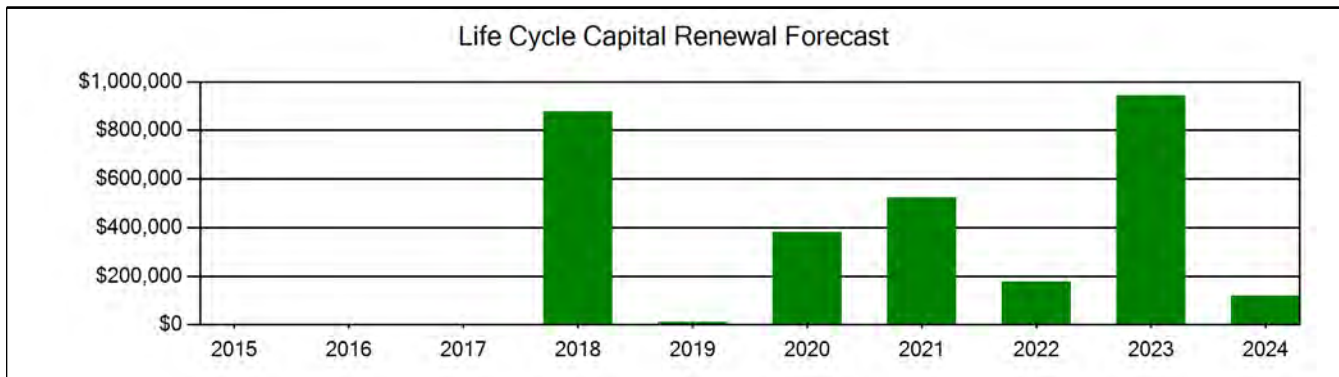
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	491,995	80,765	0	0	\$572,760	\$6.59
Roofing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	393,072	0	1,325	0	0	0	0	\$394,397	\$4.54
Interior	0	0	0	0	307,466	10,555	0	0	0	944,846	0	\$1,262,867	\$14.53
Mechanical	0	0	0	0	176,796	0	0	0	0	0	120,054	\$296,850	\$3.42
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	2,204	30,112	0	0	0	\$32,316	\$0.37
Fire and Life Safety	0	0	0	0	0	0	379,498	0	0	0	0	\$379,498	\$4.37
Technology	0	0	0	0	0	0	0	0	97,121	0	0	\$97,121	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	0	0	0	0	877,334	10,555	383,027	522,107	177,886	944,846	120,054	\$3,035,809	\$34.94



Lea Elementary School 426 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Lea Elementary School 426 facility has an overall FCI of 0.0%

The total current cost for all building deficiencies is \$0. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$887,889. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,548,480.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Lea Elementary School 426 Condition Assessment

There are no deficiencies for this building

Buildings with no reported deficiencies

- 01 - Main Building
- 314 - Transportable-0314
- 399 - Transportable-399
- 676 - Transportable-676
- 693 - Transportable-693
- 731 - Transportable-731
- 776 - Transportable-776



Facilities Feasibility Study
Lea Elementary School 426 Condition Assessment

Lea Elementary School 426 Condition Assessment

Supporting Photos



Facilities Feasibility Study
Lee Elementary School Condition Assessment

Summary of Findings

The Lee Elementary School Facility located at 7710 Pandora in El Paso, Texas, was built in 1982. It comprises 76,633 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$968,300.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$28,808	.00%	\$28,808	.00%	\$0.00	\$0
01	Main Building	62,052	1982	\$901,174	8.12%	\$2,521,230	22.71%	\$14.52	\$1,620,056
02	Gym Building	5,077	2006	\$38,318	4.22%	\$62,291	6.86%	\$7.55	\$23,973
x1000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x2000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x3000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x4000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
661	Transportable-661	864	1986	\$0	.00%	\$0	.00%	\$0.00	\$0
682	Transportable-682	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
716	Transportable-716	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		76,633		\$968,300	8.06%	\$2,612,329	21.75%	\$12.64	\$1,644,029

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$18,256	\$10,552	\$28,808
Roofing	\$73,213	\$101,259	-	-	-	\$174,472
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$347	-	-	\$347
Interior	-	\$11,824	\$572,294	\$1,902	\$21,935	\$607,954
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	\$804	-	\$804
Fire and Life Safety	-	\$155,914	-	-	-	\$155,914
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$73,213	\$268,998	\$572,641	\$20,962	\$32,486	\$968,300

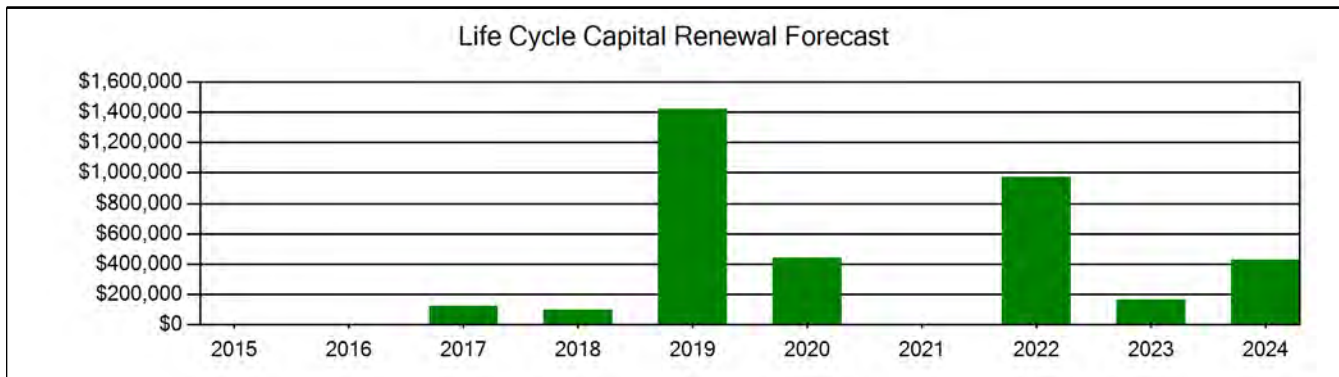
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	28,808	0	0	0	0	0	0	0	430,561	0	0	\$430,561	\$6.41
Roofing	174,472	0	0	0	0	27,787	0	0	0	0	380,348	\$408,135	\$6.08
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	347	0	0	0	11,579	0	47,309	0	0	0	31,264	\$90,152	\$1.34
Interior	607,954	0	0	0	0	12,063	347,417	0	0	102,583	7,247	\$469,310	\$6.99
Mechanical	0	0	0	0	86,320	509,971	0	0	386,267	0	11,456	\$994,014	\$14.81
Electrical	0	0	0	0	0	793,685	0	0	146,120	0	0	\$939,805	\$14.00
Plumbing	804	0	0	7,312	0	10,754	25,862	0	4,302	62,432	0	\$110,662	\$1.65
Fire and Life Safety	155,914	0	0	115,180	0	0	22,172	0	0	0	0	\$137,352	\$2.05
Technology	0	0	0	0	0	69,378	0	0	5,674	0	0	\$75,052	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	968,300	0	0	122,492	97,899	1,423,638	442,760	0	972,924	165,015	430,315	\$3,655,043	\$54.45



Lee Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Lee Elementary School facility has an overall FCI of 8.1%

The total current cost for all building deficiencies is \$968,300. There are \$28,808 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,644,029. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,011,392.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Lee Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading	Deferred Maintenance	28,800	SF	4	\$18,256	1211
Site Signage Is Damaged And Requires Repair	Deferred Maintenance	1	Ea.	5	\$243	1210
Tree Requires Replacement	Deferred Maintenance	16	Ea.	5	\$10,309	1967
Note: Mulberry trees on school grounds not permitted by City Ordinance. Replace with permitted tree type						
Location: Patios between Classrooms 100 & 200s, 200 & 300s						
Sub Total for System		3	items		\$28,808	
Sub Total for School and Site Level		3	items		\$28,808	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	5,400	SF	1	\$73,213	1206
Note: Areas over library, some classrooms						
Debris In Gutters Requires Removal	Deferred Maintenance	120	LF	2	\$710	1208
Note: near admin offices						
Gutter Screens Are Missing And Needed	Deferred Maintenance	210	LF	2	\$51,428	1209
Note: install above admin offices and cafeteria						
Single-Ply Covering Has Blisters That Should Be Repaired	Deferred Maintenance	100	Ea.	2	\$12,387	1207
Note: Area above admin office has blistering throughout. repair.						
Sub Total for System		4	items		\$137,738	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Requires Repair	Deferred Maintenance	30	SF Wall	3	\$347	1212
Location: 311						
Sub Total for System		1	items		\$347	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	3	Door	2	\$5,912	1217
Location: x025, x034, x036						
The Interior Door Hardware Requires Replacement	Capital Renewal	3	Door	2	\$5,912	1239
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	5,000	SF	3	\$39,896	1214
Note: replace abestos tiles in 100/200 wings.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	33,500	SF	3	\$265,328	1216
The Vinyl Composition Tile Requires Replacement	Capital Renewal	33,520	SF	3	\$265,486	1238
The Plaster Ceilings Are Damaged And Requires Repair	Deferred Maintenance	160	SF	4	\$1,902	1215
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	3,800	SF	5	\$18,920	1213
Note: Various classrooms have leaking tiles.						
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	1,241	SF	5	\$3,015	1237
Sub Total for System		8	items		\$606,370	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	4	\$804	1221
Sub Total for System		1	items		\$804	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	62,075	SF	2	\$155,914	1220
Sub Total for System		1	items		\$155,914	
Sub Total for Building 01 - Main Building		15	items		\$901,174	

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Screens Are Missing And Needed	Deferred Maintenance	150	LF	2	\$36,734	1222
Sub Total for System		1	items		\$36,734	



Facilities Feasibility Study

Lee Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	200	SF	3	\$1,584	1223
	Sub Total for System	1	items		\$1,584	
	Sub Total for Building 02 - Gym	2	items		\$38,318	
	Total for Campus	20	items		\$968,300	

Buildings with no reported deficiencies

- 661 - Transportable-661
- 682 - Transportable-682
- 716 - Transportable-716
- x1000 - Modular
- x2000 - Modular
- x3000 - Modular
- x4000 - Modular

Lee Elementary School Condition Assessment
Supporting Photos



Lee ES - Worn Roofing



Lee ES - Cracked Exterior Brick Wall



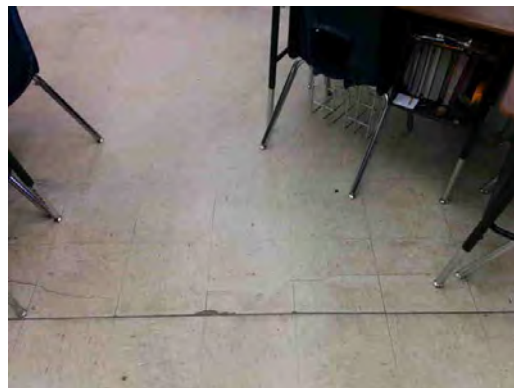
Lee ES - Aged Drinking Fountains



Lee ES - Weathered Roofing Material



Lee ES - Building Signage



Lee ES - Damaged VCT Flooring 04



Lee ES - Damaged Ceramic Tile at Threshold



Lee ES - Aged Floor Drain



Lee ES - Damaged VCT Flooring 03



Lee ES - Damaged VCT Flooring 02



Lee ES - Damaged VCT Flooring



Lee ES - Ponding on Roof



Lee ES - Electrical Room



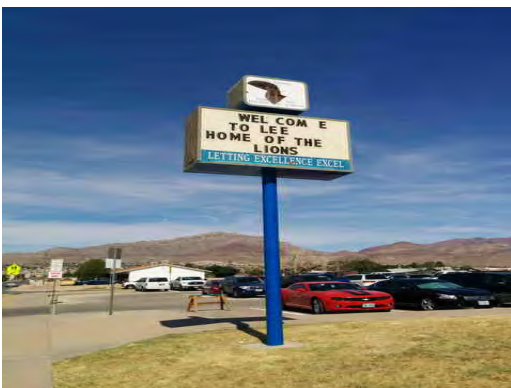
Lee ES - Interior Basketball Goal



Lee ES - Exterior Brick Needs Cleaning



Lee ES - Mismatched Tile Repair



Lee ES - Marquee



Lee ES - Debris at Roof Drain



Lee ES - Parking



Facilities Feasibility Study
Lincoln Middle School Condition Assessment

Summary of Findings

The Lincoln Middle School Facility located at 500 Mulberry in El Paso, Texas, was built in 1974. It comprises 154,180 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,677,022.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$250,600	.00%	\$444,821	.00%	\$0.00	\$194,221
01	Main Building	87,873	1974	\$846,205	5.37%	\$4,833,899	30.65%	\$9.63	\$3,987,694
02	Addition	23,794	1976	\$99,461	2.33%	\$1,433,297	33.56%	\$4.18	\$1,333,836
03	Gym/Music Building	23,156	1980	\$480,756	11.57%	\$1,155,888	27.81%	\$20.76	\$675,132
04	2006 Addition	11,581	2006	\$0	.00%	\$196,197	9.44%	\$0.00	\$196,197
237	Transportable-237	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
286	Transportable-286	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
290	Transportable-290	864	1972	\$0	.00%	\$0	.00%	\$0.00	\$0
340	Transportable-340	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
710	Transportable-710	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
744	Transportable-744	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
774	Transportable-774	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
825	Transportable-825	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
853	Transportable-853	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		154,180		\$1,677,022	6.38%	\$8,064,102	30.69%	\$10.88	\$6,387,080

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$14,594	\$236,006	\$250,600
Roofing	-	-	\$313,873	-	-	\$313,873
Structural	-	-	-	-	-	\$0
Exterior	-	\$100,274	\$2,068	\$12,210	\$58,271	\$172,821
Interior	-	-	\$377,304	\$33,654	\$1,593	\$412,552
Mechanical	-	-	\$36,679	-	-	\$36,679
Electrical	-	\$238,435	-	\$79,667	-	\$318,103
Plumbing	-	-	\$17,141	-	-	\$17,141
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$155,254	-	\$155,254



Facilities Feasibility Study
Lincoln Middle School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$0	\$338,709	\$747,064	\$295,379	\$295,870	\$1,677,022

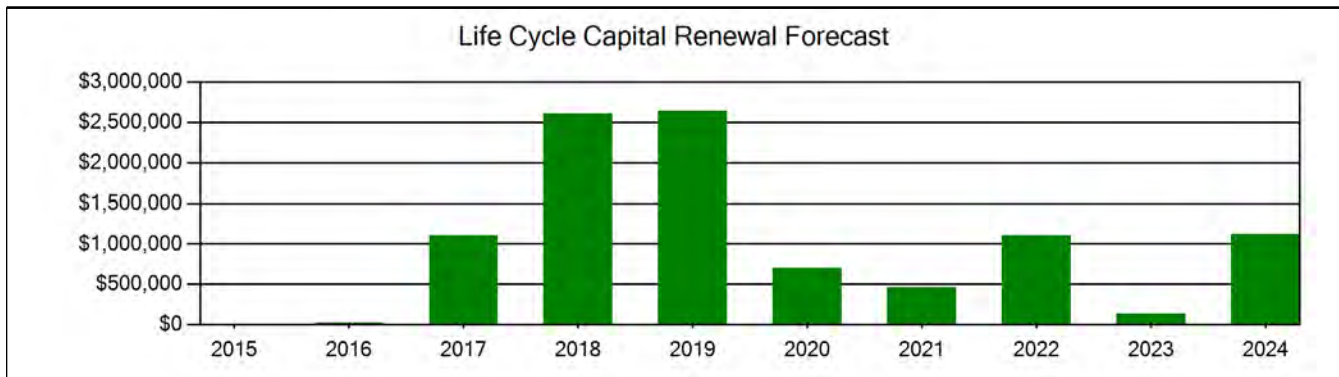
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	250,600	0	0	0	0	194,221	0	334,147	150,968	0	0	\$679,336	\$4.64
Roofing	313,873	0	0	0	0	0	73,100	0	0	0	0	\$73,100	\$0.50
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	172,821	0	0	0	18,653	0	3,430	105,476	284,935	0	104,509	\$517,003	\$3.53
Interior	412,552	0	22,321	49,105	423,639	125,854	404,037	22,834	0	131,979	81,075	\$1,260,844	\$8.61
Mechanical	36,679	0	0	0	2,006,476	395,206	0	0	325,252	0	758,120	\$3,485,054	\$23.80
Electrical	318,103	0	0	0	0	1,467,500	0	0	345,250	0	177,502	\$1,990,252	\$13.59
Plumbing	17,141	0	0	25,810	0	460,067	0	0	0	3,120	0	\$488,997	\$3.34
Fire and Life Safety	0	0	0	1,034,600	0	0	0	0	0	0	0	\$1,034,600	\$7.07
Technology	0	0	0	0	163,628	0	0	0	0	0	0	\$163,628	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	155,254	0	0	0	0	0	217,980	0	0	0	0	\$217,980	\$1.49
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,677,022	0	22,321	1,109,515	2,612,396	2,642,848	698,547	462,457	1,106,405	135,099	1,121,206	\$9,910,794	\$67.69



Lincoln Middle School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Lincoln Middle School facility has an overall FCI of 6.4%

The total current cost for all building deficiencies is \$1,677,022. There are \$250,600 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$6,387,080. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$26,275,125.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Lincoln Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	4	\$14,594	691
Exterior Basketball Goals Are Damaged And Require Repair	Deferred Maintenance	8	Ea.	5	\$3,076	693
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	14,000	SF	5	\$176,001	692
Play Field Requires Regrading	Deferred Maintenance	50,000	SF	5	\$56,929	689
Sub Total for System		4	items		\$250,600	
Sub Total for School and Site Level		4	items		\$250,600	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	20	Ea.	3	\$2,132	812
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	26,000	SF	3	\$237,575	811
Sub Total for System		2	items		\$239,707	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	1,000	SF Wall	2	\$92,238	696
Sub Total for System		1	items		\$92,238	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting	Capital Renewal	1,000	SF Wall	5	\$3,140	694
The Exterior Soffit Requires Repainting	Deferred Maintenance	1,000	SF	5	\$2,654	695
Sub Total for System		2	items		\$5,794	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	3,300	SF	3	\$30,692	697
The Vinyl Composition Tile Requires Replacement	Capital Renewal	35,000	SF	3	\$277,208	698
Sub Total for System		2	items		\$307,900	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$9,602	800
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$4,890	801
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$12,384	802
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,945	803
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	804
Sub Total for System		5	items		\$40,250	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	49	Ea.	2	\$128,094	805
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$20,978	806
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$11,245	807
Sub Total for System		3	items		\$160,316	
Sub Total for Building 01 - Main Building		15	items		\$846,205	

Building: 02 - Addition

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	10	Ea.	3	\$1,066	813
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	8,000	SF	3	\$73,100	814
Sub Total for System		2	items		\$74,166	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	784
Sub Total for System		1	items		\$5,428	



Facilities Feasibility Study

Lincoln Middle School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$19,868	783
	Sub Total for System	1	items		\$19,868	
	Sub Total for Building 02 - Addition	4	items		\$99,461	

Building: 03 - Gym / Music

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Canopy Lighting Requires Replacement	Deferred Maintenance	9	Ea.	4	\$15,962	788
	Sub Total for System	1	items		\$15,962	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Repair	Deferred Maintenance	900	SF Wall	2	\$8,036	791
	Sub Total for System	1	items		\$8,036	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	15	Door	3	\$2,068	792
The E.F.I.S Exterior Requires Replacement (Bldg SF)	Capital Renewal	900	SF	4	\$12,210	799
The Exterior Requires Painting	Capital Renewal	9,200	SF Wall	5	\$28,886	789
The Exterior Soffit Requires Repair	Deferred Maintenance	1,300	SF	5	\$23,590	790
	Sub Total for System	4	items		\$66,754	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	7	Door	3	\$15,146	796
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	6,800	SF	3	\$54,259	794
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	2,000	SF Wall	4	\$33,654	795
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	320	SF	5	\$1,593	793
	Sub Total for System	4	items		\$104,652	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	5	Ea.	3	\$36,679	809
	Sub Total for System	1	items		\$36,679	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	4	Ea.	2	\$8,626	787
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,948	786
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	200	Ea.	4	\$63,705	785
	Sub Total for System	3	items		\$76,279	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Showers Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$17,141	808
	Sub Total for System	1	items		\$17,141	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	212	Ea.	4	\$143,103	798
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	60	LF	4	\$12,150	797
	Sub Total for System	2	items		\$155,254	
	Sub Total for Building 03 - Gym / Music	17	items		\$480,756	
	Total for Campus	40	items		\$1,677,022	



Facilities Feasibility Study
Lincoln Middle School Condition Assessment

Buildings with no reported deficiencies

- 04 - 2006 Addition
- 237 - Transportable-237
- 286 - Transportable-286
- 290 - Transportable-290
- 340 - Transportable-340
- 710 - Transportable-710
- 744 - Transportable-744
- 774 - Transportable-774
- 825 - Transportable-825
- 853 - Transportable-853

Lincoln Middle School Condition Assessment
Supporting Photos



Lincoln MS - Bubbled Roofing Material 02



Lincoln MS - Bubbled Roofing Material



Lincoln MS - Building Mounted Lighting



Lincoln MS - Damaged Exterior Wall 01



Lincoln MS - Exterior Wall Requires Paint



Lincoln MS - Front Elevation



Lincoln MS - Rust at Gym Wall



Lincoln MS - Side Elevation 02



Lincoln MS - Side Elevation



Lincoln MS - Site Signage



Lincoln MS - Weathered Roofing Material



Facilities Feasibility Study
Logan Elementary School Condition Assessment

Summary of Findings

The Logan Elementary School Facility located at in , Texas, was built in 2014. It comprises 98,667 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$0.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	98,667	2014	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		98,667		\$0	.00%	\$0	.00%	\$0.00	\$0

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0



Facilities Feasibility Study

Logan Elementary School Condition Assessment

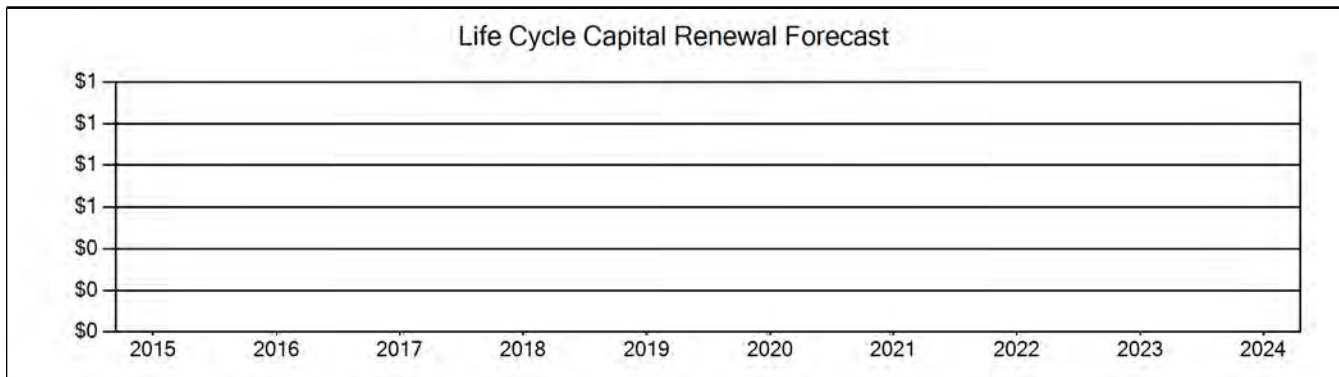
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Mechanical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Fire and Life Safety	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Technology	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00





Logan Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Logan Elementary School facility has an overall FCI of 0.0%

The total current cost for all building deficiencies is \$0. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$0. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$0.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Logan Elementary School Condition Assessment

There are no deficiencies for this building

Buildings with no reported deficiencies

01 - Main Building



Facilities Feasibility Study
Logan Elementary School Condition Assessment

Logan Elementary School Condition Assessment

Supporting Photos



Facilities Feasibility Study
Lundy Elementary School Condition Assessment

Summary of Findings

The Lundy Elementary School Facility located at 6201 High Ridge Dr. in El Paso, Texas, was built in 2009. It comprises 115,255 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$0.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	115,255	2009	\$0	.00%	\$721,531	3.50%	\$0.00	\$721,531
Totals		115,255		\$0	.00%	\$721,531	3.50%	\$0.00	\$721,531

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

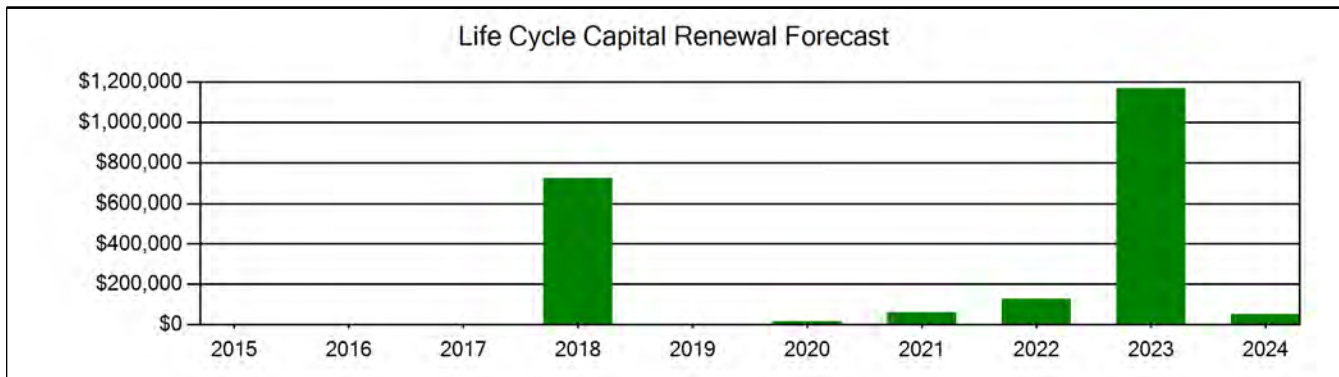
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	80,765	0	0	\$80,765	\$0.70
Roofing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	365,605	0	13,720	0	0	0	0	\$379,325	\$3.29
Interior	0	0	0	0	341,771	0	0	13,603	0	665,299	0	\$1,020,673	\$8.86
Mechanical	0	0	0	0	14,155	0	0	0	38,146	0	50,442	\$102,743	\$0.89
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	3,121	47,319	9,749	0	0	\$60,189	\$0.52
Fire and Life Safety	0	0	0	0	0	0	0	0	0	503,343	0	\$503,343	\$4.37
Technology	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	0	0	0	0	721,531	0	16,841	60,922	128,660	1,168,642	50,442	\$2,147,038	\$18.63



Lundy Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Lundy Elementary School facility has an overall FCI of 0.0%

The total current cost for all building deficiencies is \$0. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$721,531. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$20,622,576.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Lundy Elementary School Condition Assessment

There are no deficiencies for this building

Buildings with no reported deficiencies

01 - Main Building



Facilities Feasibility Study
Lundy Elementary School Condition Assessment

Lundy Elementary School Condition Assessment

Supporting Photos



Facilities Feasibility Study
 MacArthur Elementary School / Middle School Condition Assessment

Summary of Findings

The MacArthur Elementary School / Middle School Facility located at 8101 Whitus in El Paso, Texas, was built in 1965. It comprises 139,788 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$7,077,831.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,470,813	.00%	\$1,658,672	.00%	\$0.00	\$187,859
01	Main Building	72,790	1965	\$3,419,180	26.25%	\$5,605,379	43.04%	\$46.97	\$2,186,199
02	Classroom Building	46,809	1975	\$1,855,056	22.15%	\$2,882,215	34.41%	\$39.63	\$1,027,159
03	Gym Building	17,597	1975	\$332,782	10.57%	\$1,179,898	37.47%	\$18.91	\$847,116
226	Transportable-0226	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
313	Transportable-313	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
509	Transportable-509	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		139,788		\$7,077,831	28.83%	\$11,326,164	46.14%	\$50.63	\$4,248,333

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$21,243	\$330,029	\$1,119,541	\$1,470,813
Roofing	\$20,668	\$1,217	\$1,246,638	\$331,217	-	\$1,599,740
Structural	-	-	-	-	-	\$0
Exterior	-	\$190,400	\$8,366	-	\$107,316	\$306,082
Interior	-	\$466,016	\$1,403,580	\$168,899	\$227,493	\$2,265,989
Mechanical	-	-	\$47,146	-	\$3,181	\$50,328
Electrical	-	\$450,155	\$24,401	\$79,773	-	\$554,329
Plumbing	-	-	\$106,078	\$57,436	-	\$163,515
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$664,728	\$2,308	\$667,036
Other	-	-	-	-	-	\$0
Total	\$20,668	\$1,107,789	\$2,857,452	\$1,632,083	\$1,459,839	\$7,077,831

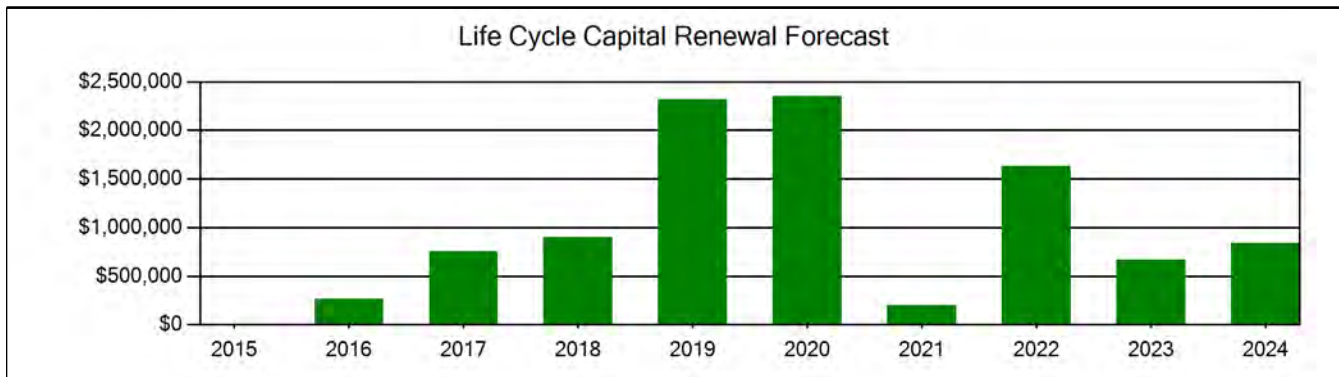
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,470,813	0	0	36,891	150,968	0	0	0	212,123	0	0	\$399,982	\$2.92
Roofing	1,599,740	0	0	0	160,792	0	0	0	0	0	199,350	\$360,142	\$2.63
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	306,082	0	32,825	4,281	0	0	2,096	63,552	240,089	32,825	81,831	\$457,499	\$3.33
Interior	2,265,989	0	234,421	7,413	342,535	34,057	1,440,085	137,733	60,916	234,421	0	\$2,491,581	\$18.16
Mechanical	50,328	0	0	0	61,842	306,037	187,103	0	1,118,328	0	562,382	\$2,235,692	\$16.30
Electrical	554,329	0	0	0	0	1,969,877	0	0	0	0	0	\$1,969,877	\$14.36
Plumbing	163,515	0	0	18,690	11,133	10,685	409,167	0	0	405,311	0	\$854,986	\$6.23
Fire and Life Safety	0	0	0	689,445	0	0	0	0	0	0	0	\$689,445	\$5.03
Technology	0	0	0	0	176,441	0	0	0	0	0	0	\$176,441	\$1.29
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	667,036	0	0	0	0	0	316,084	0	0	0	0	\$316,084	\$2.30
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	7,077,831	0	267,246	756,720	903,711	2,320,656	2,354,535	201,285	1,631,456	672,557	843,563	\$9,951,729	\$72.54



MacArthur Elementary School / Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The MacArthur Elementary School / Middle School facility has an overall FCI of 28.8%

The total current cost for all building deficiencies is \$7,077,831. There are \$1,470,813 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$4,248,333. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$24,548,479.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	1,750	SF	3	\$21,243	4217
Asphalt Paving Is Damaged And Requires Replacement Location: front and rear parking lots	Capital Renewal	125	CAR	4	\$256,247	4216
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	12	Ea.	4	\$73,782	4220
Paved Play Requires Recoating And Resurfacing Note: concrete	Deferred Maintenance	20,000	SF	5	\$251,431	4219
Play Field Requires Repair	Deferred Maintenance	108,000	SF	5	\$868,110	4218
Sub Total for System		5	items		\$1,470,813	
Sub Total for School and Site Level		5	items		\$1,470,813	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: 1000 amp	Capital Renewal	1	Ea.	2	\$45,992	4248
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	13	Ea.	3	\$14,712	4247
The Canopy Lighting Requires Replacement	Deferred Maintenance	28	Ea.	4	\$63,810	4246
Sub Total for System		3	items		\$124,515	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement Note: main building roof	Capital Renewal	72,790	SF	3	\$854,625	4242
Strainers Are Missing And Needed	Deferred Maintenance	4	Ea.	3	\$5,416	4245
Fabric Canopy or Awning Requires Replacement	Deferred Maintenance	625	SF	4	\$113,430	4243
Fabric Canopy or Awning Requires Replacement	Deferred Maintenance	1,200	SF	4	\$217,787	4244
Sub Total for System		4	items		\$1,191,257	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Storefront Exterior Door Requires Replacement Location: front entry	Capital Renewal	6	Door	2	\$29,890	4224
The Aluminum Window Is Damaged And Requires Replacement Note: 34 @ 8x2	Capital Renewal	544	SF	2	\$58,220	4225
Exterior Metal Door Requires Repainting Note: repaint all exterior metal doors	Deferred Maintenance	27	Door	3	\$4,782	4223
The Exterior Requires Cleaning Note: Powerwash all exterior stone	Deferred Maintenance	10,000	SF Wall	5	\$22,944	4221
The Exterior Requires Painting Note: Exterior concrete trim	Capital Renewal	1,500	SF Wall	5	\$6,052	4222
Sub Total for System		5	items		\$121,888	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: non-compliant	Capital Renewal	121	Door	2	\$306,392	4237
Interior Doors Require Replacement	Capital Renewal	4	Door	3	\$11,121	4236
The Carpet Flooring Requires Replacement Location: library	Capital Renewal	3,189	SF	3	\$38,110	4230
The Ceramic Tile Flooring Requires Replacement Location: miscellaneous damage in hallways, restrooms, kitchen, locker rooms	Capital Renewal	300	SF	3	\$6,060	4232
The Suspended Ceiling Grid and Tiles Require Replacement Location: locker rooms, library, office, kitchen, large restrooms, miscellaneous hallway damage	Capital Renewal	3,640	SF	3	\$37,320	4227
The Vinyl Composition Tile Requires Replacement	Capital Renewal	62,182	SF	3	\$632,819	4231
Acoustical Wall Panels Require Replacement	Deferred Maintenance	3,500	SF	4	\$26,965	4229
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	728	SF	4	\$10,370	4238
Interior Toilet Partition Requires Repair	Deferred Maintenance	2	Ea.	4	\$996	4228
Metal Interior Doors Require Replacement	Capital Renewal	2	Door	4	\$4,506	4235
Interior Doors Require Repainting	Deferred Maintenance	194	Door	5	\$13,835	4234
Interior walls require repainting (Bldg SF)	Capital Renewal	7,279	SF	5	\$29,152	4239



Facilities Feasibility Study

MacArthur Elementary School / Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	10,919	SF	5	\$69,855	4226
Location: Rooms 105-113, 203, X115, x158, x165, 300, 302, miscellaneous damage in all classrooms						
Sub Total for System		13	items		\$1,187,500	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$12,568	4249
The Electrical Transformer Requires Replacement	Capital Renewal	4	Ea.	2	\$31,825	4250
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,974	4251
Abandoned Equipment needs to be removed Note: large evap cooler	Deferred Maintenance	1	Ea.	3	\$1,406	4262
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$4,723	4259
The Make Up Air Equipment Requires Replacement Note: 3000 cfm	Capital Renewal	2	Ea.	3	\$30,159	4258
Sub Total for System		6	items		\$87,654	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$6,718	4252
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$40,432	4253
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	4254
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	4255
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$76,585	4256
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$56,989	4257
Sub Total for System		6	items		\$204,328	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	27	Ea.	3	\$69,842	4261
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	13	Ea.	4	\$35,928	4260
Sub Total for System		2	items		\$105,770	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs Note: 545 LF - base cabinets; 70 LF - upper cabinets Location: most classrooms, nurse, front office, workrooms	Deferred Maintenance	35	Room	4	\$382,573	4241
The Metal Student Lockers Require Replacement	Capital Renewal	25	Ea.	4	\$13,694	4240
Sub Total for System		2	items		\$396,268	
Sub Total for Building 01 - Main Building		41	items		\$3,419,180	

Building: 02 - Classrooms Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$6,165	4290
The Canopy Lighting Requires Replacement	Deferred Maintenance	6	Ea.	4	\$10,642	4291
Sub Total for System		2	items		\$16,807	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	4,500	SF	1	\$20,668	4268
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	42,309	SF	3	\$386,598	4267
Sub Total for System		2	items		\$407,266	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 53 @ 8x2 Location: classroom windows	Capital Renewal	848	SF	2	\$70,631	4264
The Metal Exterior Door Requires Replacement Location: @ corridors X103, X102	Capital Renewal	4	Door	2	\$15,830	4265
Exterior Metal Door Requires Repainting	Deferred Maintenance	16	Door	3	\$2,205	4266
The Exterior Requires Cleaning Note: exterior stone	Deferred Maintenance	8,800	SF Wall	5	\$15,714	4280
The Exterior Requires Painting (Bldg SF)	Capital Renewal	11,702	SF	5	\$54,570	4263



Facilities Feasibility Study

MacArthur Elementary School / Middle School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: concrete trim						
Sub Total for System		5	items		\$158,950	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: majority of doors non-compliant	Capital Renewal	69	Door	2	\$135,976	4269
The Ceramic Tile Flooring Requires Replacement Note: miscellaneous hallway damage throughout	Capital Renewal	936	SF	3	\$14,715	4275
The Suspended Ceiling Grid and Tiles Require Replacement Location: 500s & miscellaneous damage in 600s	Capital Renewal	25,745	SF	3	\$205,425	4271
The Vinyl Composition Tile Requires Replacement Note: most classrooms	Capital Renewal	38,851	SF	3	\$307,709	4276
Adhered acoustical ceiling tile Location: 400s classrooms	Deferred Maintenance	14,043	SF	4	\$111,784	4272
Interior Ceramic Walls Require Repair Or Replacement Note: miscellaneous hallway damage mainly at wall base	Capital Renewal	936	SF	4	\$10,376	4273
Interior Doors Require Repainting Note: repaint all interior doors	Deferred Maintenance	80	Door	5	\$4,440	4270
Interior walls require repainting (Bldg SF) Location: classrooms in 500s & 600s, touch up 400s	Capital Renewal	23,405	SF	5	\$72,951	4274
Sub Total for System		8	items		\$863,375	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 5 kva	Capital Renewal	1	Ea.	2	\$4,890	4281
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$9,781	4282
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$6,192	4283
The Electrical Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$10,856	4284
Sub Total for System		4	items		\$31,719	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	6	Ea.	2	\$9,121	4292
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$10,457	4285
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$15,733	4286
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	4287
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$29,801	4288
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,784	4289
Sub Total for System		6	items		\$87,022	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement Note: foot valve toilets	Capital Renewal	16	Ea.	3	\$32,210	4294
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	8	Ea.	4	\$17,207	4293
Sub Total for System		2	items		\$49,417	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs Note: most classrooms	Deferred Maintenance	28	Room	4	\$238,192	4277
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	60	LF	5	\$1,766	4279
The Wardrobe Storage Cabinets Require Repainting	Deferred Maintenance	25	LF	5	\$542	4278
Sub Total for System		3	items		\$240,500	
Sub Total for Building 02 - Classrooms Building		32	items		\$1,855,056	

Building: 03 - Gym Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	4	Ea.	3	\$3,523	4315
The Canopy Lighting Requires Replacement	Deferred Maintenance	3	Ea.	4	\$5,321	4316
Sub Total for System		2	items		\$8,844	



Facilities Feasibility Study

MacArthur Elementary School / Middle School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashings At Drain Requires Repair	Deferred Maintenance	4	Ea.	2	\$1,217	4305
Sub Total for System		1	items		\$1,217	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Location: north side of building	Capital Renewal	4	Door	2	\$15,830	4296
Exterior Metal Door Requires Repainting Note: repaint all doors not being replaced	Deferred Maintenance	10	Door	3	\$1,378	4295
The Exterior Requires Cleaning Note: power wash overall stone veneer	Deferred Maintenance	4,500	SF Wall	5	\$8,036	4306
Sub Total for System		3	items		\$25,244	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: non-compliant hardware	Capital Renewal	12	Door	2	\$23,648	4297
Interior Doors Require Replacement Location: dance storage	Capital Renewal	2	Door	3	\$4,327	4298
The Suspended Ceiling Grid and Tiles Require Replacement Location: entire building other than mech room	Capital Renewal	17,421	SF	3	\$139,006	4300
The Vinyl Composition Tile Requires Replacement Location: dance, coaches offices	Capital Renewal	880	SF	3	\$6,970	4303
Interior Ceramic Walls Require Repair Or Replacement Location: miscellaneous damage in locker rooms and hallway, mostly at wall base	Capital Renewal	352	SF	4	\$3,902	4301
Interior Doors Require Repainting Location: all doors other than dance storage which are being replaced	Deferred Maintenance	29	Door	5	\$1,610	4299
Interior walls require repainting (Bldg SF) Location: gym, dance, mech, locker room entries	Capital Renewal	11,438	SF	5	\$35,651	4302
Sub Total for System		7	items		\$215,114	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: 25 kva	Capital Renewal	1	Ea.	2	\$5,428	4312
Abandoned Equipment needs to be removed Note: boiler	Deferred Maintenance	1	Ea.	3	\$1,094	4311
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 8000 cfm	Capital Renewal	2	Ea.	3	\$9,765	4309
Duct Register Requires Replacement	Deferred Maintenance	12	Ea.	5	\$3,181	4310
Sub Total for System		4	items		\$19,468	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	6	Ea.	2	\$9,121	4317
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	4313
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	4314
Sub Total for System		3	items		\$24,300	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	2	Ea.	3	\$4,026	4308
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$4,302	4307
Sub Total for System		2	items		\$8,328	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement Location: locker room	Capital Renewal	71	Ea.	4	\$30,268	4304
Sub Total for System		1	items		\$30,268	
Sub Total for Building 03 - Gym Building		23	items		\$332,782	
Total for Campus		101	items		\$7,077,831	



Facilities Feasibility Study

MacArthur Elementary School / Middle School Condition Assessment

Buildings with no reported deficiencies

226 - Transportable-0226

313 - Transportable-313

509 - Transportable-509

MacArthur Elementary School / Middle School Condition Assessment
Supporting Photos



MacArthur ES MS - Aged Large Evap Unit



MacArthur ES MS - AHU Digital Sensor Controller



MacArthur ES MS - AHU Rooftop Penthouses



MacArthur ES MS - Air Compressor for Controls



MacArthur ES MS - Dated AHU in Gym Windows



MacArthur ES MS - Disabled Damper in Large Evap



MacArthur ES MS - Elevation



MacArthur ES MS - Exterior Finishes



MacArthur ES MS - Floor Drain



MacArthur ES MS - Front Entry



MacArthur ES MS - Gym Exterior



MacArthur ES MS - Gym Roof



MacArthur ES MS - Hallway Finishes



MacArthur ES MS - Intake Sensor in Rooftop AHU



MacArthur ES MS - Large Corroded Evap



MacArthur ES MS - Large Evap Water Pan



MacArthur ES MS - Outdated Water Coolers



MacArthur ES MS - Replace AHU Electrical Outlet Cover



MacArthur ES MS - Roof Condition 01



MacArthur ES MS - Roof Condition 02



MacArthur ES MS - Small AHU with Hot and chilled Water Coils



MacArthur ES MS - Typical Rooftop AHU in Penthouses



MacArthur ES MS - Unit Heaters in Gym



MacArthur ES MS - VFD Controller Disconnect



Facilities Feasibility Study
Magoffin Middle School Condition Assessment

Summary of Findings

The Magoffin Middle School Facility located at 4931 Hercules in El Paso, Texas, was built in 1936. It comprises 183,105 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,975,154.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	117,348	2006	\$111,098	.53%	\$1,290,115	6.13%	\$0.95	\$1,179,017
02	Old Main Building	35,728	1965	\$1,415,643	22.08%	\$5,384,923	83.98%	\$39.62	\$3,969,280
03	Classroom Building	9,231	1936	\$148,516	8.96%	\$1,271,392	76.74%	\$16.09	\$1,122,876
04	Gym Building	20,798	1956	\$299,896	8.03%	\$1,061,101	28.43%	\$14.42	\$761,205
Totals		183,105		\$1,975,154	6.01%	\$9,007,532	27.41%	\$10.79	\$7,032,378

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	\$739,680	-	-	\$739,680
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	\$55,708	-	\$52,670	\$58,428	\$166,806
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$921,460	-	-	-	\$921,460
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	\$100,617	-	-	-	-	\$100,617
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$46,590	-	-	-	-	\$46,590
Other	-	-	-	-	-	\$0
Total	\$147,207	\$977,168	\$739,680	\$52,670	\$58,428	\$1,975,154

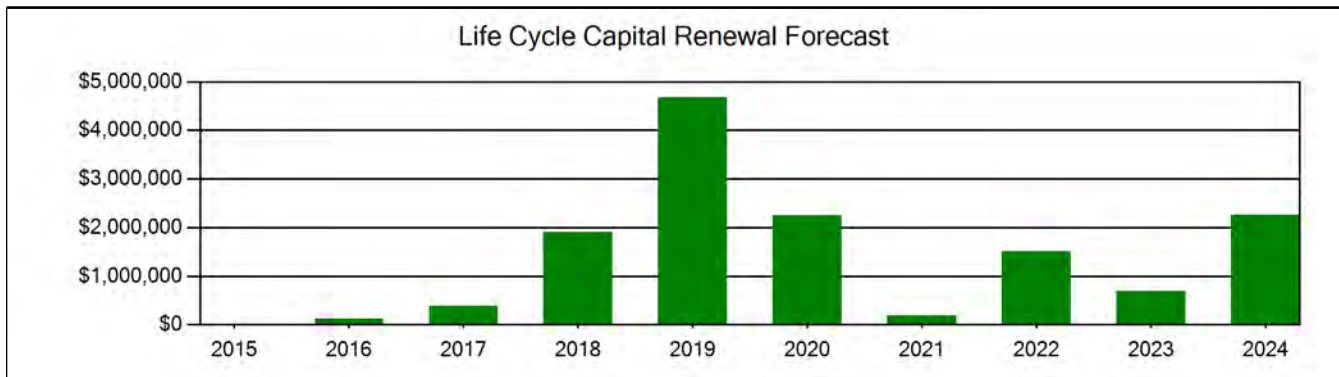
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	75,867	0	0	153,748	344,306	0	0	\$573,921	\$3.13
Roofing	739,680	0	0	0	0	538,964	0	0	0	0	0	\$538,964	\$2.94
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	754,874	1,492,271	0	0	0	0	547,311	\$2,794,456	\$15.26
Interior	166,806	0	40,298	300,298	873,828	1,726,462	893,068	0	0	540,931	439,187	\$4,814,072	\$26.29
Mechanical	0	0	0	0	81,765	563,778	278,761	0	1,166,716	0	1,279,843	\$3,370,863	\$18.41
Electrical	921,460	0	0	0	32,223	346,791	0	0	0	0	0	\$379,014	\$2.07
Plumbing	0	0	0	8,559	6,439	11,904	422,927	40,866	0	150,748	0	\$641,443	\$3.50
Fire and Life Safety	100,617	0	49,551	0	0	0	217,740	0	0	0	0	\$267,291	\$1.46
Technology	0	0	29,847	0	0	0	0	0	0	0	0	\$29,847	\$0.16
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	46,590	0	0	82,107	92,419	0	443,470	0	0	0	0	\$617,996	\$3.38
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,975,154	0	119,696	390,964	1,917,415	4,680,170	2,255,966	194,614	1,511,022	691,679	2,266,341	\$14,027,867	\$76.61



Magoffin Middle School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Magoffin Middle School facility has an overall FCI of 6.0%

The total current cost for all building deficiencies is \$1,975,154. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$7,032,378. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$32,861,855.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Magoffin Middle School Condition Assessment

Building: 01 - New Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement Note: Replace/repair worn tiles and leakage	Capital Renewal	11,735	SF	4	\$52,670	4336
The Acoustical Ceilings Tiles Require Replacement Note: Replace/repair worn tiles and leakage	Capital Renewal	11,735	SF	5	\$58,428	4335
Sub Total for System		2	items		\$111,098	
Sub Total for Building 01 - New Main Building		2	items		\$111,098	

Building: 02 - Old Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement Note: Roof materials looks heavily worn down and leaking in several areas.	Capital Renewal	32,442	SF	3	\$380,900	4332
Sub Total for System		1	items		\$380,900	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	32,442	SF	2	\$520,150	4341
Sub Total for System		1	items		\$520,150	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Very old FPE panels and disconnect	Capital Renewal	111	Ea.	2	\$372,848	4338
The Panelboard Requires Replacement Note: Very old FPE panels and disconnect 175 Amps	Capital Renewal	1	Ea.	2	\$3,359	4339
The Panelboard Requires Replacement Note: Very old FPE panels and disconnect	Capital Renewal	1	Ea.	2	\$14,449	4340
Sub Total for System		3	items		\$390,656	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	32,442	SF	1	\$77,348	4343
Sub Total for System		1	items		\$77,348	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	32,442	SF	1	\$46,590	4342
Sub Total for System		1	items		\$46,590	
Sub Total for Building 02 - Old Main Building		7	items		\$1,415,643	

Building: 03 - Classrooms Building H

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	9,231	SF	3	\$114,592	4333
Sub Total for System		1	items		\$114,592	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Very old FPE Panels	Capital Renewal	2	Ea.	2	\$7,103	4344
The Panelboard Requires Replacement Note: Very old FPE Panels 175 Amps	Capital Renewal	1	Ea.	2	\$3,551	4345
Sub Total for System		2	items		\$10,654	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	9,231	SF	1	\$23,270	4346
Sub Total for System		1	items		\$23,270	
Sub Total for Building 03 - Classrooms Building H		4	items		\$148,516	



Facilities Feasibility Study
Magoffin Middle School Condition Assessment

Building: 04 -

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	20,798	SF	3	\$244,188	4334
	Sub Total for System	1	items		\$244,188	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	22	Door	2	\$55,708	4337
Note: various locks don't open or have difficulty opening.						
	Sub Total for System	1	items		\$55,708	
	Sub Total for Building 04 -	2	items		\$299,896	
	Total for Campus	15	items		\$1,975,154	

Magoffin Middle School Condition Assessment
Supporting Photos



Magoffin MS - Weathered Roofing Material



Magoffin MS - Cracked Interior CMU Wall



Magoffin MS - Damaged Soffit



Magoffin MS - Evidence of Ponding on Roof



Magoffin MS - Exterior Brick Wall



Magoffin MS - Rooftop Equipment 02



Magoffin MS - Rooftop Equipment



Magoffin MS - Stained Ceiling Tiles



Magoffin MS - Window Condition



Facilities Feasibility Study
Mesita Elementary School Condition Assessment

Summary of Findings

The Mesita Elementary School Facility located at 500 Alethea Park in El Paso, Texas, was built in 2001. It comprises 62,015 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$120,799.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	57,895	2006	\$110,747	1.07%	\$1,307,047	12.62%	\$1.91	\$1,196,300
02	Building 02	4,120	2001	\$10,052	1.36%	\$142,746	19.36%	\$2.44	\$132,694
Totals		62,015		\$120,799	1.09%	\$1,449,793	13.07%	\$1.95	\$1,328,994

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$4,525	-	-	-	-	\$4,525
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$23,574	\$19,412	\$23,437	\$66,423
Mechanical	-	-	\$9,765	-	-	\$9,765
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	\$30,112	-	\$30,112
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	\$9,974	-	-	\$9,974
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$4,525	\$0	\$43,313	\$49,524	\$23,437	\$120,799

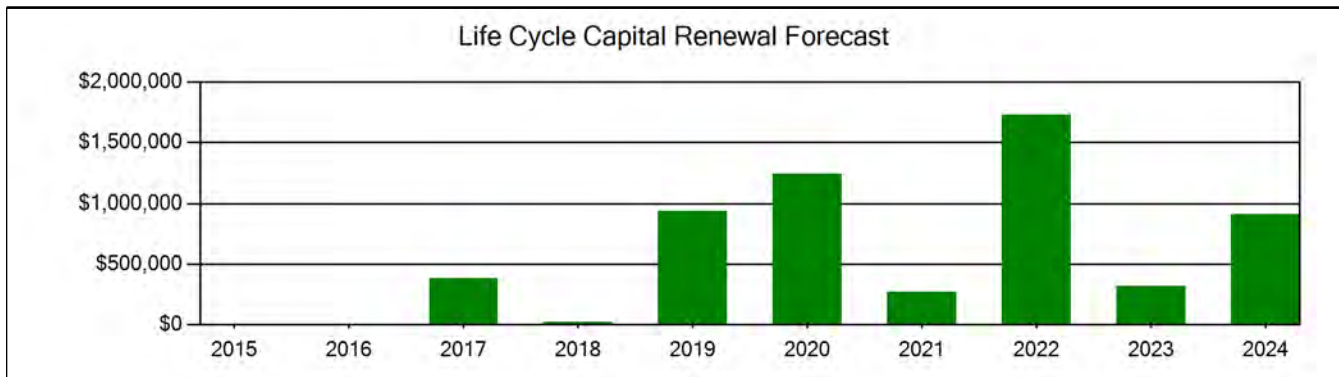
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	18,854	0	245,997	420,532	0	0	\$685,383	\$11.05
Roofing	4,525	0	0	45,687	0	42,373	339,857	0	0	0	36,197	\$464,114	\$7.48
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	66,423	0	0	339,318	0	11,638	587,067	23,088	382,310	260,599	624	\$1,604,644	\$25.88
Mechanical	9,765	0	0	0	21,198	48,824	0	0	481,888	0	878,192	\$1,430,102	\$23.06
Electrical	0	0	0	0	0	813,503	0	0	374,112	0	0	\$1,187,615	\$19.15
Plumbing	30,112	0	0	0	0	6,453	15,902	0	0	57,700	0	\$80,055	\$1.29
Fire and Life Safety	0	0	0	0	0	0	270,832	0	0	0	0	\$270,832	\$4.37
Technology	0	0	0	0	0	0	0	0	69,312	0	0	\$69,312	\$1.12
Conveyances	9,974	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	25,521	0	0	0	0	\$25,521	\$0.41
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	120,799	0	0	385,005	21,198	941,645	1,239,179	269,085	1,728,154	318,299	915,013	\$5,817,578	\$93.81





Mesita Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Mesita Elementary School facility has an overall FCI of 1.1%

The total current cost for all building deficiencies is \$120,799. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,328,994. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,096,344.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Mesita Elementary School Condition Assessment

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: misc, damaged tiles, some 2nd fl classrooms more worn	Capital Renewal	2,895	SF	3	\$22,929	4358
Ceiling Grid Requires Replacement Note: misc, water stains especially near cafeteria	Capital Renewal	2,895	SF	4	\$12,994	4357
Interior Ceramic Walls Require Repair Or Replacement Note: misc cracked tiles, replace caulk @ floor	Capital Renewal	579	SF	4	\$6,419	4360
Interior walls require repainting (Bldg SF) Note: repaint caf, multipurpose, come mech & stg	Capital Renewal	2,895	SF	5	\$9,023	4361
The Acoustical Ceilings Tiles Require Replacement Note: misc, water stains especially near cafeteria	Capital Renewal	2,895	SF	5	\$14,414	4356
Sub Total for System		5	items		\$65,779	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 6000 cfm	Capital Renewal	1	Ea.	3	\$4,882	4422
Sub Total for System		1	items		\$4,882	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	14	Ea.	4	\$30,112	4350
Sub Total for System		1	items		\$30,112	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Finishes Require Replacement Note: replace floor (VCT)	Capital Renewal	1	SF	3	\$9,974	4359
Sub Total for System		1	items		\$9,974	
Sub Total for Building 01 - Main Building		8	items		\$110,747	

Building: 02 - Building 2

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Structural Roof Covering Is Damaged And Requires Replacement Note: Canopy- North covered entry- replace damaged metal panels	Capital Renewal	250	SF	1	\$4,525	4349
Sub Total for System		1	items		\$4,525	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: damages spot in boys RR	Capital Renewal	41	SF	3	\$645	4362
Sub Total for System		1	items		\$645	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: one evap to be replaced 6000 cfm	Capital Renewal	1	Ea.	3	\$4,882	4351
Sub Total for System		1	items		\$4,882	
Sub Total for Building 02 - Building 2		3	items		\$10,052	
Total for Campus		11	items		\$120,799	

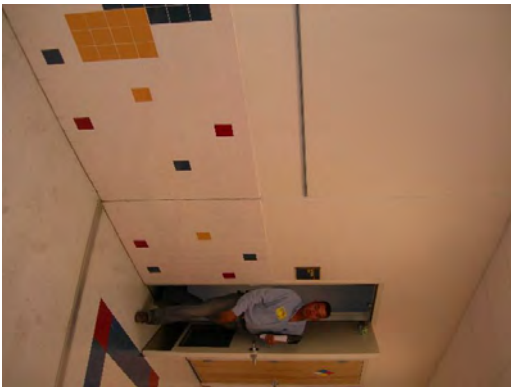
Mesita Elementary School Condition Assessment
Supporting Photos



Mesita ES - Building 2



Mesita ES - Corridor Finishes



Mesita ES - Cracked Tile Wall



Mesita ES - Loose Insulation 01



Mesita ES - Loose Insulation 02



Mesita ES - Restroom Fixtures and Finishes



Mesita ES - Roof General Condition 01



Mesita ES - Roof General Condition 02



Mesita ES - Roof General Condition 03



Mesita ES - Site Drainage Issues



Facilities Feasibility Study
Milam Elementary School Condition Assessment

Summary of Findings

The Milam Elementary School Facility located at 5000 Luke in El Paso, Texas, was built in 1953. It comprises 64,162 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,896,919.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$190,044	.00%	\$190,044	.00%	\$0.00	\$0
01	Main Building	49,697	1953	\$1,698,481	19.10%	\$4,104,945	46.16%	\$34.18	\$2,406,464
02	Gym Building	4,961	2010	\$8,394	.95%	\$185,495	20.90%	\$1.69	\$177,101
202	Transportable-0202	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
222	Transportable-0222	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
227	Transportable-0227	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
263	Transportable-263	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
305	Transportable-0305	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
324	Transportable-324	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
500	Transportable-500	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
712	Transportable-712	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
718	Transportable-718	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
753	Transportable-753	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
819	Transportable-819	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		64,162		\$1,896,919	19.40%	\$4,480,484	45.81%	\$29.56	\$2,583,565

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$34,967	\$137,346	\$17,731	\$190,044
Roofing	\$406,610	\$142,011	\$243	-	-	\$548,864
Structural	-	-	-	-	-	\$0
Exterior	-	\$102,216	\$11,751	\$23,935	\$8,069	\$145,970
Interior	-	-	\$441,207	\$18,123	\$186,658	\$645,988
Mechanical	-	-	\$22,885	-	\$948	\$23,833
Electrical	-	\$76,531	\$24,898	\$33,910	-	\$135,339
Plumbing	-	-	\$2,232	\$17,314	-	\$19,546
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$185,460	\$1,875	\$187,335



Facilities Feasibility Study
Milam Elementary School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$406,610	\$320,758	\$538,183	\$416,088	\$215,281	\$1,896,919

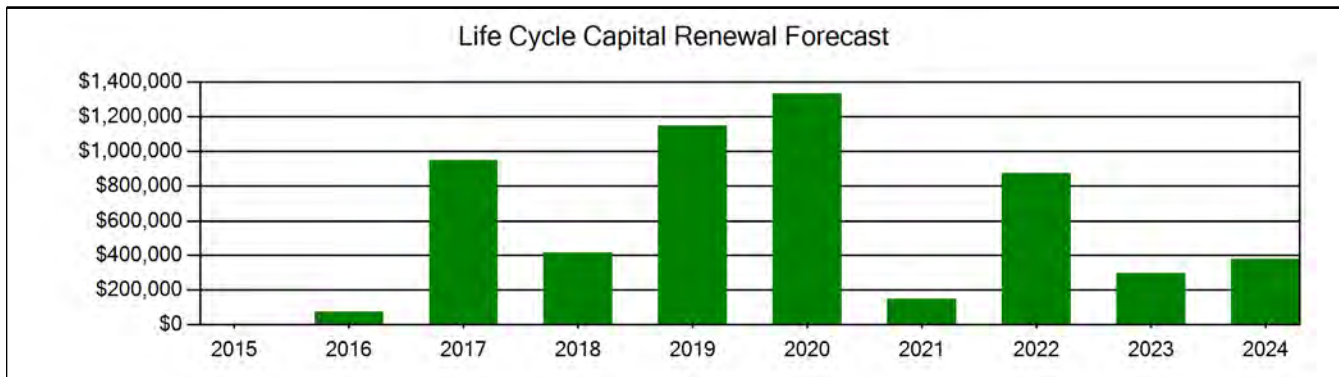
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	190,044	0	0	0	0	0	0	0	359,511	0	0	\$359,511	\$6.58
Roofing	548,864	0	55,730	0	134,924	8,092	0	0	32,052	0	14,666	\$245,464	\$4.49
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	145,970	0	0	0	0	0	80,347	32,735	239,409	0	2,386	\$354,877	\$6.49
Interior	645,988	0	19,890	646,468	57,933	0	383,447	115,356	39,357	43,605	0	\$1,306,056	\$23.90
Mechanical	23,833	0	0	0	139,444	265,184	678,480	0	203,620	0	356,973	\$1,643,701	\$30.07
Electrical	135,339	0	0	0	0	858,134	0	0	0	0	4,404	\$862,538	\$15.78
Plumbing	19,546	0	0	0	6,259	14,301	26,006	0	0	255,070	0	\$301,636	\$5.52
Fire and Life Safety	0	0	0	300,343	0	0	0	0	0	0	0	\$300,343	\$5.49
Technology	0	0	0	0	76,863	0	0	0	0	0	0	\$76,863	\$1.41
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	187,335	0	0	0	0	0	163,592	0	0	0	0	\$163,592	\$2.99
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,896,919	0	75,620	946,811	415,423	1,145,711	1,331,872	148,091	873,949	298,675	378,429	\$5,614,581	\$102.72



Milam Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Milam Elementary School facility has an overall FCI of 19.4%

The total current cost for all building deficiencies is \$1,896,919. There are \$190,044 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,583,565. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$9,779,956.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Milam Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: Repair 25% of front walks overall. Rear walks ok.	Capital Renewal	2,500	SF	3	\$34,967	1722
Asphalt Paving Is Damaged And Requires Replacement Note: Repave all parking.	Capital Renewal	61	CAR	4	\$125,049	1721
Exterior Basketball Goals Are Damaged And Require Replacement Note: Replace steel basketball goals and wood backboards.	Deferred Maintenance	2	Ea.	4	\$12,297	1724
Paved Play Requires Restriping Note: Restripe west paved play areas.	Deferred Maintenance	18,000	SF	5	\$17,731	1723
Sub Total for System		4	items		\$190,044	
Sub Total for School and Site Level		4	items		\$190,044	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	1747
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	22	Ea.	3	\$24,898	1746
The Canopy Lighting Requires Replacement	Deferred Maintenance	6	Ea.	4	\$13,674	1745
Sub Total for System		3	items		\$52,400	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: Kitchen roof and roof between sloped roof sections.	Capital Renewal	4,197	SF	1	\$51,099	1717
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: Includes replace 100 SF each east end of classroom wing (200 SF total) where equipment has leaked and ruined roofing.	Capital Renewal	29,200	SF	1	\$355,511	1718
Edge Metal Requires Replacement Note: Replace all edge metal.	Deferred Maintenance	1,200	LF	2	\$41,784	1720
Gutters Require Replacement Note: Replace all gutters.	Deferred Maintenance	250	LF	2	\$100,227	1719
Sub Total for System		4	items		\$548,621	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Repair Note: Repair miscellaneous damaged glass block above windows.	Deferred Maintenance	200	SF Wall	2	\$2,294	1726
Sub Total for System		1	items		\$2,294	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Glass Wall Requires Replacement (Bldg SF)	Capital Renewal	497	SF	2	\$12,605	1760
The Wood Window Is Damaged And Requires Replacement Note: Wood windows on southwest end. See special deficiency to repaint steel frames.	Capital Renewal	441	SF	2	\$82,498	1730
Exterior Door Hardware Requires Replacement Note: Replace with kitchen door.	Deferred Maintenance	1	Ea.	3	\$3,407	1729
Exterior Metal Door Requires Repainting Note: Repaint exterior metal doors.	Deferred Maintenance	44	Door	3	\$7,793	1728
The Steel Window Requires Repainting Note: Repaint all exterior steel window frames and attached awnings. Location: Exterior perimeter	Deferred Maintenance	151	Ea.	4	\$23,935	1993
The Exterior Requires Painting Note: Concrete trim and foundation and entry storefront.	Capital Renewal	2,000	SF Wall	5	\$8,069	1725
Sub Total for System		6	items		\$138,306	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement Note: Kitchen door.	Capital Renewal	1	Door	2	\$4,818	1727
The Vinyl Composition Tile Requires Replacement Note: Hallways, classrooms, and offices. Almost all of school.	Capital Renewal	43,237	SF	3	\$440,018	1734
Interior Ceramic Walls Require Repair Or Replacement Note: Misc. damage at wall base in restrooms and east end halls.	Capital Renewal	200	SF Wall	4	\$4,324	1733



Facilities Feasibility Study

Milam Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Flooring Requires Repair Note: Refinish stage wood.	Deferred Maintenance	994	SF	4	\$13,799	1735
Interior Doors Require Repainting Note: Repaint all interior wood doors and cafeteria metal doors.	Deferred Maintenance	117	Door	5	\$8,344	1736
Interior Gypboard Walls Require Repainting Note: Repaint most classrooms	Deferred Maintenance	30,000	SF Wall	5	\$114,722	1732
The Acoustical Ceilings Tiles Require Replacement Location: Kitchen, cafeteria, front office, x230, x510 restroom, x650, x210, x280, 27, x200, misc. damage in hallways and most classrooms	Capital Renewal	9,940	SF	5	\$63,592	1731
Sub Total for System		7	items		\$649,618	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	3	\$16,475	1740
Duct Grill is Damaged Requires Replacement	Deferred Maintenance	8	Ea.	5	\$948	1739
Sub Total for System		2	items		\$17,422	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,332	1749
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$28,216	1748
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,155	1750
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	20	EACH	4	\$20,237	1751
Sub Total for System		4	items		\$82,939	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair	Deferred Maintenance	300	LF	3	\$2,232	1744
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4	\$9,395	1742
The Class Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,392	1743
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	2	Ea.	4	\$5,527	1741
Sub Total for System		4	items		\$19,546	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: Most classrooms, front office, library.	Capital Renewal	660	LF	4	\$183,656	1737
The Upper Storage Cabinets Require Replacement Location: Room 26	Capital Renewal	10	LF	4	\$1,804	1738
The Metal Student Lockers Require Repainting Note: Repaint 6' tall lockers Location: Northeast Corridor and Kitchen	Deferred Maintenance	63	Ea.	5	\$1,875	1992
Sub Total for System		3	items		\$187,335	
Sub Total for Building 01 - Main Building		34	items		\$1,698,481	

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Operable Hatch Requires Repair	Deferred Maintenance	1	Ea.	3	\$243	1752
Sub Total for System		1	items		\$243	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: Repaint exterior entry door	Deferred Maintenance	4	Door	3	\$551	1753
Sub Total for System		1	items		\$551	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Office G103 leaks, misc. leaks in other office and storage.	Capital Renewal	149	SF	3	\$1,189	1754
Sub Total for System		1	items		\$1,189	



Facilities Feasibility Study

Milam Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$6,411	1755
	Sub Total for System	1	items		\$6,411	
	Sub Total for Building 02 - Gym	4	items		\$8,394	
	Total for Campus	42	items		\$1,896,919	

Buildings with no reported deficiencies

- 202 - Transportable-0202
- 222 - Transportable-0222
- 227 - Transportable-0227
- 263 - Transportable-263
- 305 - Transportable-0305
- 324 - Transportable-324
- 500 - Transportable-500
- 712 - Transportable-712
- 718 - Transportable-718
- 753 - Transportable-753
- 819 - Transportable-819

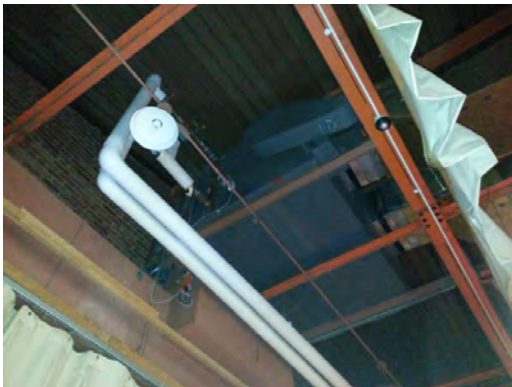
Milam Elementary School Condition Assessment
Supporting Photos



Milam ES - Abandoned PVC Drain Piping



Milam ES - Aged Exterior Drinking Fountain



Milam ES - Auditorium Heater



Milam ES - Cafeteria



Milam ES - Damaged Insulation and Jacketing



Milam ES - Damaged Insulation and Water Line Jacketing



Milam ES - Damaged Insulation and Water Piping Jacketing on Roof



Milam ES - Dated Standing Water Fountain



Milam ES - Domestic Water Heaters



Milam ES - Elevation



Milam ES - Exterior 01



Milam ES - Exterior 02



Milam ES - Group Sink



Milam ES - Gym



Milam ES - Hallway Finishes



Milam ES - Heating Pump in Custodial Closet



Milam ES - Kitchen Unit Heater



Milam ES - Large Exhaust Fan Above Kitchen



Milam ES - Leaking Water Pump



Milam ES - Library



Milam ES - Marquee



Milam ES - New Exterior Water Fountain



Milam ES - Parking Area



Milam ES - Typical Classroom Lavatory and Faucets



Milam ES - Typical Classroom Unit Heater



Milam ES - Typical Classroom



Milam ES - Typical Exterior Finish



Facilities Feasibility Study
Morehead Middle School Condition Assessment

Summary of Findings

The Morehead Middle School Facility located at 5625 Confetti in El Paso, Texas, was built in 1965. It comprises 132,684 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$4,927,795.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$1,286,908	.00%	\$1,582,105	.00%	\$0.00	\$295,197
01	Main Building	75,563	1965	\$2,724,392	20.09%	\$4,913,208	36.23%	\$36.05	\$2,188,816
02	E Building	12,748	1979	\$294,759	12.88%	\$627,838	27.44%	\$23.12	\$333,079
03	Library Building	3,933	1998	\$57,194	8.10%	\$195,126	27.64%	\$14.54	\$137,932
04	Gym/Music Building	21,459	1979	\$554,152	14.39%	\$1,377,144	35.76%	\$25.82	\$822,992
05	2007 Addition	18,700	2007	\$10,390	.31%	\$383,858	11.44%	\$0.56	\$373,468
06	Elevator	281	2007	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		132,684		\$4,927,795	20.74%	\$9,079,279	38.21%	\$37.14	\$4,151,484

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$45,520	\$64,658	\$1,176,729	\$1,286,908
Roofing	\$132,654	-	\$857,609	-	-	\$990,263
Structural	-	-	-	-	-	\$0
Exterior	-	\$166,146	\$3,049	-	\$98,812	\$268,007
Interior	-	-	\$1,089,210	\$50,664	\$79,925	\$1,219,800
Mechanical	-	\$44,169	\$64,939	-	-	\$109,108
Electrical	\$46,581	\$398,120	\$44,531	\$46,952	-	\$536,184
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$517,525	-	\$517,525
Other	-	-	-	-	-	\$0
Total	\$179,236	\$608,435	\$2,104,858	\$679,799	\$1,355,467	\$4,927,795

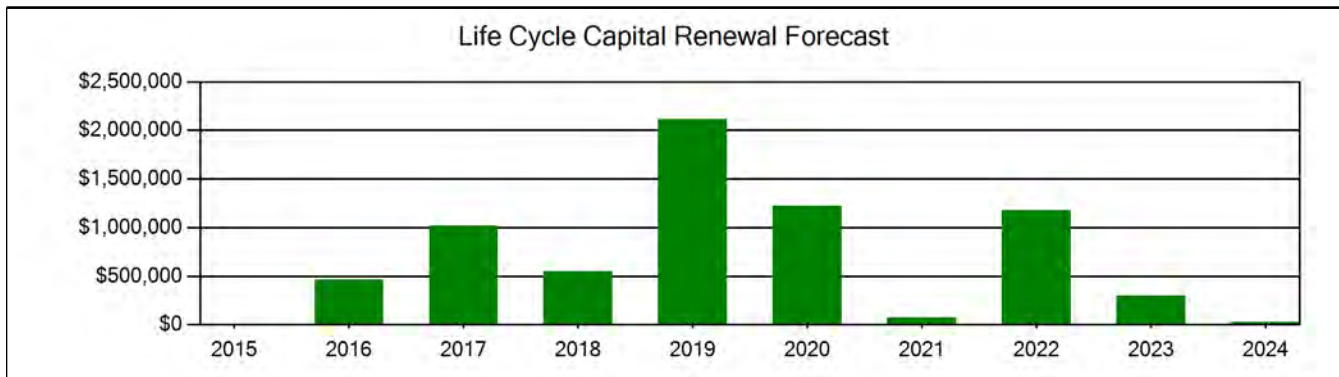
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	1,286,908	0	0	295,197	0	0	0	5,563	303,420	0	0	\$604,180	\$4.55
Roofing	990,263	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	268,007	0	4,360	2,806	0	0	0	65,549	159,374	4,360	10,305	\$246,754	\$1.86
Interior	1,219,800	0	462,865	126,910	397,854	182,688	617,071	0	512,771	295,927	14,599	\$2,610,685	\$19.68
Mechanical	109,108	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Electrical	536,184	0	0	3,547	0	1,933,906	0	0	187,275	0	0	\$2,124,728	\$16.01
Plumbing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Fire and Life Safety	0	0	0	590,285	0	0	81,667	0	0	0	0	\$671,952	\$5.06
Technology	0	0	0	0	151,066	0	0	0	20,900	0	0	\$171,966	\$1.30
Conveyances	0	0	0	0	0	0	9,974	0	0	0	0	\$9,974	\$0.08
Specialties	517,525	0	0	0	0	0	521,131	0	0	0	0	\$521,131	\$3.93
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	4,927,795	0	467,225	1,018,745	548,920	2,116,594	1,229,843	71,112	1,183,740	300,287	24,904	\$6,961,370	\$52.47



Morehead Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Morehead Middle School facility has an overall FCI of 20.7%.

The total current cost for all building deficiencies is \$4,927,795. There are \$1,286,908 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$4,151,484. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$23,762,367.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Morehead Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: Repair about 25% of sidewalks overall.	Capital Renewal	3,750	SF	3	\$45,520	3616
Exterior Basketball Goals Are Damaged And Require Replacement Note: play fields, basketball, tennis	Deferred Maintenance	8	Ea.	4	\$49,188	3778
Picnic Table Requires Painting Note: REPAINT STEEL PICNIC TABLES Location: IN FRONT OF CAFETERIA	Deferred Maintenance	3	Ea.	4	\$876	1913
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement Location: Tennis courts on south of campus	Deferred Maintenance	4	Ea.	4	\$14,594	3628
Paved Play Requires Recoating And Resurfacing Location: Play area near gym	Deferred Maintenance	65,000	SF	5	\$817,150	3624
Play Field Requires Repair Location: Baseball and football fields.	Deferred Maintenance	40,900	SF	5	\$341,929	3622
Small Benches Are Damaged And Require Replacement Location: Behind Building 01 near gym.	Deferred Maintenance	8	Ea.	5	\$17,651	3620
Sub Total for System		7	items		\$1,286,908	
Sub Total for School and Site Level		7	items		\$1,286,908	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: 400 amp	Capital Renewal	1	Ea.	2	\$13,829	3696
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$33,528	3697
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	16	Ea.	3	\$18,108	3695
The Canopy Lighting Requires Replacement	Deferred Maintenance	4	Ea.	4	\$9,116	3694
Sub Total for System		4	items		\$74,580	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	60,000	SF	3	\$704,458	3653
Sub Total for System		1	items		\$704,458	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Location: mechanical room doors	Capital Renewal	21	Door	2	\$106,785	3631
Exterior Metal Door Requires Repainting Note: Repaint entry doors.	Deferred Maintenance	8	Door	3	\$1,417	3632
The Exterior Requires Cleaning Note: Brick overall requires cleaning.	Deferred Maintenance	15,000	SF Wall	5	\$34,417	3629
The Exterior Requires Painting Note: Concrete and hollow metal storefront frames overall.	Capital Renewal	2,250	SF Wall	5	\$9,077	3630
Sub Total for System		4	items		\$151,696	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	1,568	SF	3	\$18,738	3638
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,568	SF	3	\$31,674	3640
The Suspended Ceiling Grid and Tiles Require Replacement Location: main office, hallways, orchestra, lounge, NE classrooms of basement, Rooms X114, X115	Capital Renewal	21,952	SF	3	\$225,067	3634
The Vinyl Composition Tile Requires Replacement	Capital Renewal	54,880	SF	3	\$558,507	3639
Interior Ceramic Walls Require Repair Or Replacement Note: Damaged at hallway base throughout	Capital Renewal	1,200	SF Wall	4	\$25,946	3637
Interior Doors Require Repainting Note: Repaint all interior doors, typical.	Deferred Maintenance	103	Door	5	\$7,345	3642
Interior Gypboard Walls Require Repainting Note: at interior storefront windows	Deferred Maintenance	1,000	SF Wall	5	\$3,824	3771
Interior Toilet Partition Require Repainting	Deferred Maintenance	1,800	SF Wall	5	\$25,632	3636
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	3,920	SF	5	\$11,830	3641



Facilities Feasibility Study

Morehead Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exposed Ceilings Require Repainting	Capital Renewal	3,920	SF	5	\$22,087	3635
Note: Repaint concrete ceilings.						
Location: Mech room ceilings						
Sub Total for System		10	items		\$930,650	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Generator Requires Replacement	Capital Renewal	1	Ea.	1	\$46,581	3698
Note: 10 kw						
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$20,923	3714
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$10,209	3724
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	4	Ea.	2	\$44,169	3690
The 4 X 6 Exhausts/Ventilators Require Replacement	Deferred Maintenance	6	Ea.	3	\$64,939	3691
Sub Total for System		5	items		\$186,822	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stage Lighting Is Damaged, Broken Or Deficient	Functional Deficiency	18	Ea.	2	\$26,882	3713
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$27,213	3715
Note: 1000 amp						
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$28,122	3727
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,247	3728
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$16,795	3731
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$36,620	3732
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$12,764	3733
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$37,993	3734
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3736
Note: 50 amps						
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	4	Ea.	4	\$1,637	3712
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	20	EACH	4	\$20,237	3716
Note: 20 @ 20 amps each						
Sub Total for System		11	items		\$223,870	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs	Deferred Maintenance	39	Room	4	\$426,296	3651
Note: Replace cabinets and shelving in all classrooms and main office area. It is old and worn.						
The Metal Student Lockers Require Replacement	Capital Renewal	30	Ea.	4	\$26,020	3652
Sub Total for System		2	items		\$452,316	
Sub Total for Building 01 - Main Building		37	items		\$2,724,392	

Building: 02 - E Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	10	Ea.	3	\$8,808	3738
The Canopy Lighting Requires Replacement	Deferred Maintenance	4	Ea.	4	\$7,094	3737
Sub Total for System		2	items		\$15,902	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	12,748	SF	3	\$116,485	3662
Sub Total for System		1	items		\$116,485	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	11	Door	3	\$1,516	3656
Note: All exterior doors.						
The Exterior Requires Cleaning	Deferred Maintenance	5,000	SF Wall	5	\$8,928	3654
Note: Power wash all brick.						
The Exterior Requires Painting	Capital Renewal	500	SF Wall	5	\$1,570	3655
Note: Repaint concrete and hollow metal storefront.						
Sub Total for System		3	items		\$12,014	



Facilities Feasibility Study Morehead Middle School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Location: Rooms 3, 5, 7, science storage, general storage, janitor office	Capital Renewal	4,844	SF	3	\$38,651	3657
The Vinyl Composition Tile Requires Replacement Location: West half of building, computer lab 2	Capital Renewal	8,286	SF	3	\$65,627	3659
Interior Ceramic Walls Require Repair Or Replacement Note: Base of hallway tile	Capital Renewal	300	SF Wall	4	\$5,048	3658
Interior Doors Require Repainting Note: All interior doors and frames.	Deferred Maintenance	22	Door	5	\$1,221	3660
Sub Total for System		4	items		\$110,547	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	3739
Sub Total for System		1	items		\$5,428	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	8	Ea.	2	\$12,162	3743
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	2	\$15,095	3741
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	3740
Sub Total for System		3	items		\$34,382	
Sub Total for Building 02 - E Building		14	items		\$294,759	

Building: 03 - Library

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$6,165	3744
Sub Total for System		1	items		\$6,165	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	3,933	SF	3	\$35,938	3667
Sub Total for System		1	items		\$35,938	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning Note: Repaint concrete overall.	Deferred Maintenance	2,000	SF Wall	5	\$3,571	3663
The Exterior Requires Painting	Capital Renewal	200	SF Wall	5	\$628	3664
Sub Total for System		2	items		\$4,199	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Location: Center of main room	Capital Renewal	984	SF	3	\$7,852	3665
Sub Total for System		1	items		\$7,852	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	2	Ea.	2	\$3,040	3748
Sub Total for System		1	items		\$3,040	
Sub Total for Building 03 - Library		6	items		\$57,194	

Building: 04 - Music / Gym

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$10,762	3753
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	13	Ea.	3	\$11,450	3752
The Canopy Lighting Requires Replacement	Deferred Maintenance	5	Ea.	4	\$8,868	3751
Sub Total for System		3	items		\$31,080	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	14,000	SF	1	\$132,654	3684
The Roof Operable Hatch Requires Repair	Deferred Maintenance	3	Ea.	3	\$729	3685



Facilities Feasibility Study

Morehead Middle School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: 3x4						
Sub Total for System		2	items		\$133,383	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Note: All exterior doors are old and should be replaced.	Capital Renewal	15	Door	2	\$59,361	3672
The Brick Exterior Requires Repair Note: Breaking under grille at SW corner. Location: Under grille at SW corner.	Deferred Maintenance	10	SF Wall	3	\$116	3671
The Exterior Requires Cleaning Note: Overall brick needs to be powerwashed.	Deferred Maintenance	12,000	SF Wall	5	\$21,428	3668
The Exterior Requires Painting Note: Overall concrete should be painted and hollow metal storefront system at music room.	Capital Renewal	1,200	SF Wall	5	\$3,768	3669
The Exterior Soffit Requires Repair Location: covered walkway to building 01	Deferred Maintenance	850	SF	5	\$15,424	3670
Sub Total for System		5	items		\$100,097	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Note: Replace all interior doors and interior door hardware.	Capital Renewal	16	Door	3	\$34,619	3683
The Carpet Flooring Requires Replacement Location: both music rooms	Capital Renewal	2,550	SF	3	\$23,716	3679
The Ceramic Tile Flooring Requires Replacement Note: Various damaged locations in locker rooms. Location: locker rooms	Capital Renewal	850	SF	3	\$13,363	3681
The Suspended Ceiling Grid and Tiles Require Replacement Location: locker rooms, music rooms	Capital Renewal	6,802	SF	3	\$54,275	3674
The Vinyl Composition Tile Requires Replacement Location: coaches office	Capital Renewal	850	SF	3	\$6,732	3680
Acoustical Wall Panels Require Replacement Note: Music room walls Location: music room	Deferred Maintenance	3,000	SF	4	\$17,988	3676
Interior Ceramic Walls Require Repair Or Replacement Note: Various damaged locations in locker rooms. Location: locker rooms	Capital Renewal	100	SF Wall	4	\$1,683	3678
The Concrete Flooring Requires Repair or Repainting Note: Repaint floors in east locker rooms and mechanical rooms. Location: east locker rooms and mechanical rooms	Deferred Maintenance	3,400	SF	5	\$7,986	3682
Sub Total for System		8	items		\$160,361	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	3756
Sub Total for System		1	items		\$5,428	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	24	Ea.	2	\$36,486	3766
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	3761
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3762
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	3763
The Panelboard Requires Replacement Note: 70 amps	Capital Renewal	1	Ea.	2	\$7,125	3764
Sub Total for System		5	items		\$58,594	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs Location: storage areas in east locker rooms	Deferred Maintenance	1	Room	4	\$8,507	3687
The Metal Student Lockers Require Replacement	Capital Renewal	84	Ea.	4	\$56,701	3686
Sub Total for System		2	items		\$65,208	
Sub Total for Building 04 - Music / Gym		26	items		\$554,152	



Facilities Feasibility Study
 Morehead Middle School Condition Assessment

Building: 05 - 2007 Addition

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Leaks near library entrance Location: near library entrance	Capital Renewal	374	SF	3	\$2,984	3688
The Vinyl Composition Tile Requires Replacement Note: VCT worn Location: south entry and library entry in main hall	Capital Renewal	935	SF	3	\$7,405	3689
	Sub Total for System	2	items		\$10,390	
	Sub Total for Building 05 - 2007 Addition	2	items		\$10,390	
	Total for Campus	92	items		\$4,927,795	

Buildings with no reported deficiencies

06 - ELEVATOR STRUCTURE

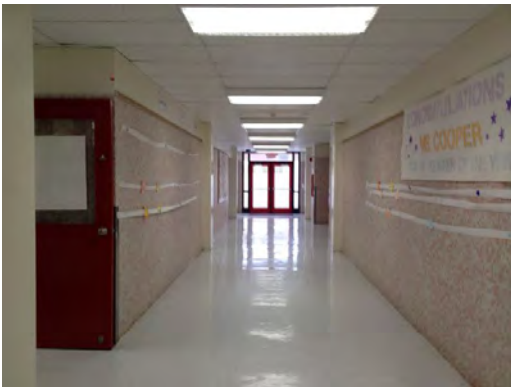
Morehead Middle School Condition Assessment
Supporting Photos



Morehead MS - Aged Lockers



Morehead MS - Site Benches



Morehead MS - Corridor Finishes



Morehead MS - Covered Walkway



Morehead MS - Damaged Roofing, Evidence of Ponding



Morehead MS - Damaged Tile Wall



Morehead MS - Elevation 01



Morehead MS - Elevation 02



Morehead MS - Exterior Brick



Morehead MS - Gym Exterior



Morehead MS - Gym



Morehead MS - Library Exterior



Morehead MS - Library Roof



Morehead MS - Library



Morehead MS - Lockers



Morehead MS - Paved Play Area



Morehead MS - Roof Condition 01



Morehead MS - Roof Condition 02



Morehead MS - Typical Cabinetry



Morehead MS - Classroom



Morehead MS - Typical Ceiling Grid



Morehead MS - Typical Windows



Facilities Feasibility Study
Moreno Elementary School Condition Assessment

Summary of Findings

The Moreno Elementary School Facility located at 2300 San Diego in El Paso, Texas, was built in 2000. It comprises 87,564 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$41,852.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	82,676	2000	\$41,852	.28%	\$324,269	2.19%	\$0.51	\$282,417
02	Gym Building	4,888	2006	\$0	.00%	\$228,730	26.15%	\$0.00	\$228,730
Totals		87,564		\$41,852	.27%	\$552,999	3.53%	\$0.48	\$511,147

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$41,852	-	-	\$41,852
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$41,852	\$0	\$0	\$41,852

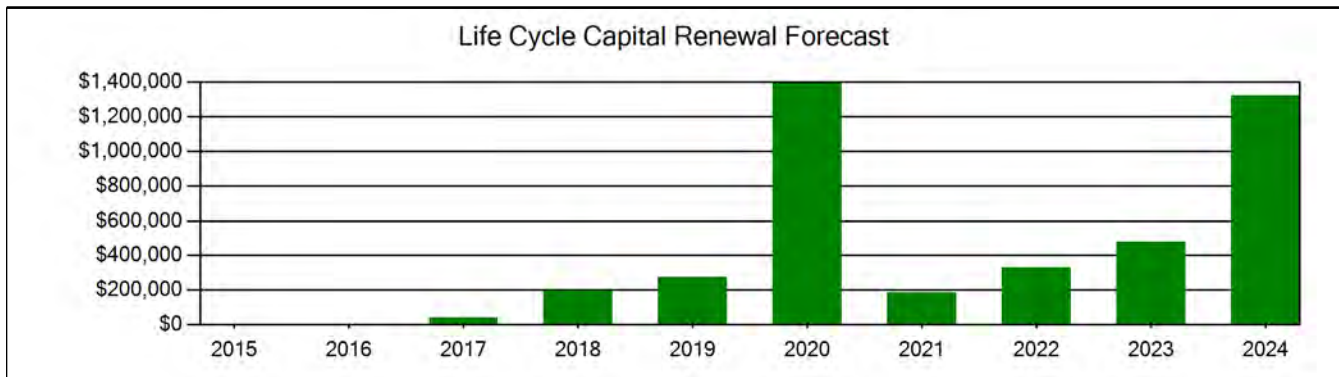
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	157,848	168,167	0	37,708	\$363,723	\$4.15
Roofing	0	0	0	0	0	229,248	0	0	0	0	0	\$229,248	\$2.62
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	226,883	0	0	0	0	\$226,883	\$2.59
Interior	41,852	0	0	0	35,713	10,331	789,075	30,124	41,852	353,059	0	\$1,260,154	\$14.39
Mechanical	0	0	0	0	149,454	0	0	0	22,398	0	60,712	\$232,564	\$2.66
Electrical	0	0	0	0	0	0	0	0	0	0	1,179,480	\$1,179,480	\$13.47
Plumbing	0	0	0	40,866	11,253	34,282	0	0	0	125,497	32,210	\$244,108	\$2.79
Fire and Life Safety	0	0	0	0	0	0	382,411	0	0	0	0	\$382,411	\$4.37
Technology	0	0	0	0	0	0	0	0	97,866	0	0	\$97,866	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	9,974	\$9,974	\$0.11
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	41,852	0	0	40,866	196,420	273,861	1,398,369	187,972	330,283	478,556	1,320,084	\$4,226,411	\$48.27





Moreno Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Moreno Elementary School facility has an overall FCI of 0.3%

The total current cost for all building deficiencies is \$41,852. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$511,147. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,667,826.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Moreno Elementary School Condition Assessment

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	4,500	SF	3	\$41,852	4348
	Sub Total for System	1	items		\$41,852	
	Sub Total for Building 01 - Main Building	1	items		\$41,852	
	Total for Campus	1	items		\$41,852	

Buildings with no reported deficiencies

02 - Gym



Facilities Feasibility Study
Moreno Elementary School Condition Assessment

Moreno Elementary School Condition Assessment

Supporting Photos



Facilities Feasibility Study
 Moye Elementary School Condition Assessment

Summary of Findings

The Moye Elementary School Facility located at Corner of Dyer & Alps in El Paso, Texas, was built in 2005. It comprises 90,679 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$0.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	90,679	2005	\$0	.00%	\$799,433	4.93%	\$0.00	\$799,433
Totals		90,679		\$0	.00%	\$799,433	4.93%	\$0.00	\$799,433

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

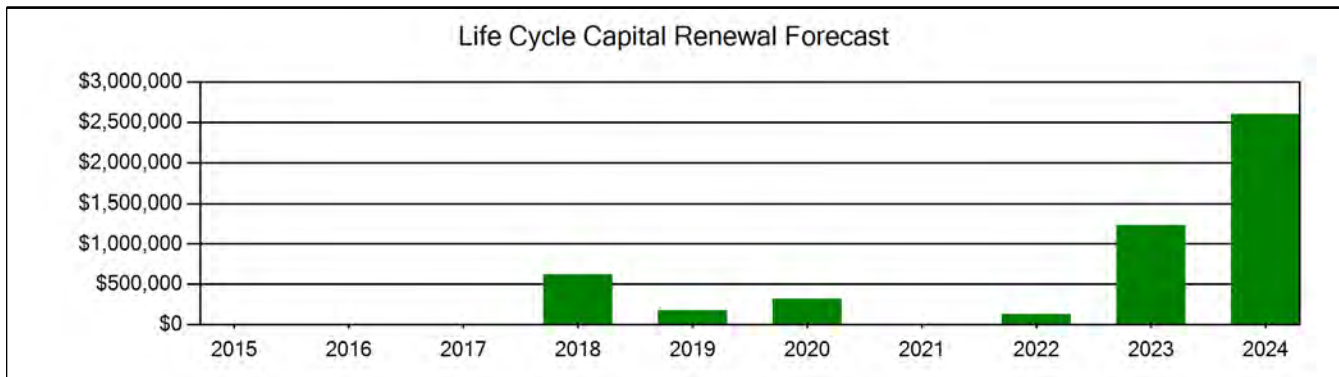
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	272,647	0	132,412	0	32,995	\$438,054	\$4.83
Roofing	0	0	0	0	0	0	0	0	0	0	733,928	\$733,928	\$8.09
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	43,539	0	45,733	0	0	0	0	\$89,272	\$0.98
Interior	0	0	0	0	322,302	0	0	0	0	1,045,490	0	\$1,367,792	\$15.08
Mechanical	0	0	0	0	254,510	79,466	0	0	0	0	164,398	\$498,374	\$5.50
Electrical	0	0	0	0	0	0	0	0	0	0	1,174,816	\$1,174,816	\$12.96
Plumbing	0	0	0	0	2,437	97,179	0	0	0	190,780	0	\$290,396	\$3.20
Fire and Life Safety	0	0	0	0	0	0	0	0	0	0	396,014	\$396,014	\$4.37
Technology	0	0	0	0	0	0	0	0	0	0	101,348	\$101,348	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	0	0	0	0	622,788	176,645	318,380	0	132,412	1,236,270	2,603,499	\$5,089,994	\$56.13



Moye Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Moye Elementary School facility has an overall FCI of 0.0%

The total current cost for all building deficiencies is \$0. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$799,433. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$16,225,193.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Moye Elementary School Condition Assessment

There are no deficiencies for this building

Buildings with no reported deficiencies

01 - Main Building



Facilities Feasibility Study
Moye Elementary School Condition Assessment

Moye Elementary School Condition Assessment

Supporting Photos



Facilities Feasibility Study
Newman Elementary School Condition Assessment

Summary of Findings

The Newman Elementary School Facility located at 10275 Alcan in El Paso, Texas, was built in 1960. It comprises 80,992 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$6,107,676.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$196,187	.00%	\$299,481	.00%	\$0.00	\$103,294
01	Main Building	70,792	1960	\$5,822,311	45.97%	\$8,380,269	66.16%	\$82.25	\$2,557,958
02	Custodian Building	803	1960	\$75,761	52.73%	\$96,950	67.48%	\$94.35	\$21,189
Multi-Purpose	Multi-Purpose Building	5,077	2006	\$13,417	1.48%	\$58,623	6.45%	\$2.64	\$45,206
205	Transportable-0205	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
299	Transportable-299	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
368	Transportable-368	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
401	Transportable-0401	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
743	Transportable-743	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		80,992		\$6,107,676	44.52%	\$8,835,323	64.40%	\$75.41	\$2,727,647

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$193,352	\$2,835	\$196,187
Roofing	\$853,471	\$32,073	\$7,765	-	\$868	\$894,176
Structural	-	-	-	-	-	\$0
Exterior	-	\$20,340	-	-	\$8,750	\$29,090
Interior	-	-	\$75,789	\$432,431	\$368,410	\$876,630
Mechanical	-	-	\$571,202	\$353,622	-	\$924,825
Electrical	-	\$157,644	\$58,668	\$56,974	-	\$273,286
Plumbing	\$30,696	-	\$136,237	\$86,403	-	\$253,336
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$101,664	-	-	\$306,093	-	\$407,757
Other	-	-	-	-	-	\$0
Total	\$985,831	\$210,057	\$849,661	\$1,428,875	\$380,863	\$3,855,286

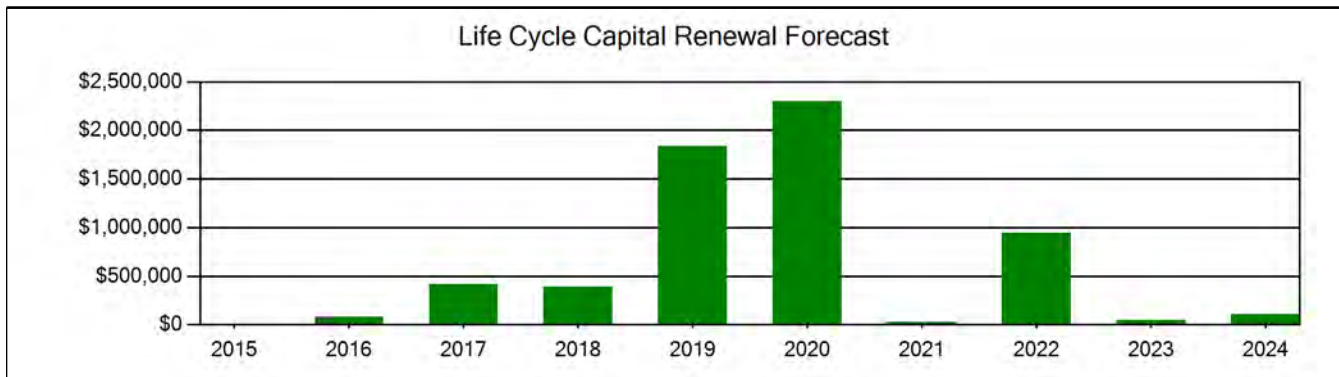
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	196,187	0	0	0	103,294	0	129,149	0	226,430	0	9,427	\$468,300	\$6.11
Roofing	894,176	0	0	0	0	6,839	0	0	0	0	0	\$6,839	\$0.09
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	29,090	0	0	0	9,630	0	18,745	0	257,061	0	0	\$285,436	\$3.72
Interior	876,630	0	0	0	274,789	41,787	1,185,552	21,346	432,263	42,639	0	\$1,998,376	\$26.06
Mechanical	924,825	0	25,231	0	0	625,812	966,476	0	3,885	0	34,173	\$1,655,577	\$21.59
Electrical	273,286	0	0	0	0	1,159,470	0	0	27,959	0	63,351	\$1,250,780	\$16.31
Plumbing	253,336	0	55,982	0	0	0	0	4,302	0	7,534	0	\$67,818	\$0.88
Fire and Life Safety	0	0	0	419,139	0	0	0	0	0	0	0	\$419,139	\$5.47
Technology	0	0	0	0	5,674	0	0	0	0	0	0	\$5,674	\$0.07
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	407,757	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,855,286	0	81,213	419,139	393,387	1,833,908	2,299,922	25,648	947,598	50,173	106,951	\$6,157,939	\$80.31



Newman Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Newman Elementary School facility has an overall FCI of 44.5%

The total current cost for all building deficiencies is \$6,107,676. There are \$196,187 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,727,647. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,718,920.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Newman Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	47	CAR	4	\$96,349	533
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	16	CAR	4	\$32,800	534
Note: 5600 sf						
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	29	CAR	4	\$59,449	537
Note: 10000 sf - at paved play area						
Location: play area						
Site Drainage Requires Regrading	Deferred Maintenance	7,500	SF	4	\$4,754	532
Paving Requires Restriping	Deferred Maintenance	63	CAR	5	\$907	535
Wheel Stops Are Damaged And Require Replacement	Deferred Maintenance	17	Ea.	5	\$1,928	536
	Sub Total for System	6	items		\$196,187	
	Sub Total for School and Site Level	6	items		\$196,187	

Building: 01 - Main Building

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Subdeck Is Damaged And Requires Replacement	Deferred Maintenance	70,100	SF	2	\$2,252,390	549
	Sub Total for System	0	items		\$2,252,390	

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Is Damaged And Requires Replacement	Deferred Maintenance	1,000	LF	1	\$30,696	557
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$13,829	560
Note: outdated and exposed to water damage						
The Mounted Building Lighting Is Damaged And Should Be Repaired	Deferred Maintenance	9	Ea.	3	\$4,511	559
Note: lamps need to be replaced and lenses are cracked or weathered						
The Canopy Lighting Requires Replacement	Deferred Maintenance	25	Ea.	4	\$56,974	610
	Sub Total for System	4	items		\$106,010	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	70,100	SF	1	\$853,471	548
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,770	546
Splash Blocks Are Required	Deferred Maintenance	6	Ea.	5	\$868	547
	Sub Total for System	3	items		\$856,109	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	4	Door	2	\$20,340	538
	Sub Total for System	1	items		\$20,340	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	10	Door	3	\$27,802	544
The Carpet Flooring Requires Replacement	Capital Renewal	400	SF	3	\$4,780	542
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,600	SF	3	\$32,320	543
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	20,000	SF Wall	4	\$432,431	540
Note: replace						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	56,000	SF	5	\$358,265	541
Note: adhered 1x1						
	Sub Total for System	5	items		\$855,598	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	Deferred Maintenance	6	Ea.	2	\$3,206	561
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	70,792	SF	3	\$420,182	558
The Power Service Is Inadequate And Should Be Upgraded	Functional Deficiency	600	Amps	3	\$51,113	562
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	65	Ea.	3	\$151,020	623
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	70,167	SF	4	\$353,622	622
	Sub Total for System	5	items		\$979,143	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	2	Ea.	2	\$50,664	566



Facilities Feasibility Study

Newman Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Motor Control Center Is Damaged And Should Be Replaced Note: 6 loads	Capital Renewal	1	Ea.	2	\$20,055	609
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$46,871	563
The Panelboard Requires Replacement Note: 125 amp	Capital Renewal	2	Ea.	2	\$10,145	564
Sub Total for System		4	items		\$127,735	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	1,000	SF	3	\$6,862	556
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	20	Ea.	3	\$51,735	554
The Toilets Plumbing Fixtures Require Replacement Location: classrooms	Capital Renewal	21	Ea.	3	\$54,321	631
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	3	\$20,733	555
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	6	Ea.	4	\$18,790	552
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	3	Ea.	4	\$8,291	551
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	20	Ea.	4	\$56,497	553
Sub Total for System		7	items		\$217,229	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced Note: PA system is in need of an upgrade. When energy manager shuts off power the unit fails to turn on.	Capital Renewal	70,792	SF	1	\$101,664	565
Sub Total for System		1	items		\$101,664	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	1,100	LF	4	\$306,093	545
Sub Total for System		1	items		\$306,093	
Sub Total for Building 01 - Main Building		31	items		\$5,822,311	

Building: 02 - Custodian

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$2,263	589
Sub Total for System		1	items		\$2,263	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutters Require Replacement	Deferred Maintenance	80	LF	2	\$32,073	579
The Metal Downspouts Require Replacement	Deferred Maintenance	40	LF	3	\$2,107	580
Sub Total for System		2	items		\$34,179	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Lighting Fixtures Require Replacement	Capital Renewal	803	SF	2	\$12,875	590
The Carpet Flooring Requires Replacement	Capital Renewal	200	SF	3	\$2,390	569
The Carpet Flooring Requires Replacement	Capital Renewal	200	SF	3	\$2,390	577
The Vinyl Composition Tile Requires Replacement	Capital Renewal	600	SF	3	\$6,106	578
Interior Gypboard Walls Require Repainting	Deferred Maintenance	2,000	SF Wall	5	\$7,648	568
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	800	SF	5	\$2,497	567
Sub Total for System		6	items		\$33,906	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,587	582
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,825	581
Sub Total for System		2	items		\$5,412	
Sub Total for Building 02 - Custodian		11	items		\$75,761	

Building: Multi-Purpose - Multi-Purpose Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Repaired Note: lenses are cracked	Deferred Maintenance	2	Ea.	3	\$780	592
Sub Total for System		1	items		\$780	



Facilities Feasibility Study

Newman Elementary School Condition Assessment

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Roof access ladder requires replacement	Deferred Maintenance	20	LF	3	\$2,510	1964
Note: Roof hatch & ladder were never installed due to ductwork obstruction						
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,378	1963
Note: Roof hatch & ladder were never installed due to duct work obstructing location						
Sub Total for System		2	items		\$3,887	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning	Deferred Maintenance	4,900	SF Wall	5	\$8,750	591
Sub Total for System		1	items		\$8,750	
Sub Total for Building Multi-Purpose - Multi-Purpose Building		4	items		\$13,417	
Total for Campus		52	items		\$6,107,676	

Buildings with no reported deficiencies

- 205 - Transportable-0205
- 299 - Transportable-299
- 368 - Transportable-368
- 401 - Transportable-0401
- 743 - Transportable-743

Newman Elementary School Condition Assessment
Supporting Photos



Newman ES - Side Elevation



Newman ES - Aged Pipe Insulation



Newman ES - Boiler



Newman ES - Cracked Parking Lot Paving



Newman ES - Custodian Building Elevation



Newman ES - Gym Elevation



Newman ES - Main Entry



Newman ES - Marquee



Newman ES - Mechanical Room 01



Newman ES - Mechanical Room 02



Newman ES - Worn Roof Ladder



Facilities Feasibility Study
Nixon Elementary School Condition Assessment

Summary of Findings

The Nixon Elementary School Facility located at 11141 Loma Rojas in El Paso, Texas, was built in 1991. It comprises 76,086 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$419,260.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	62,804	1991	\$419,260	3.73%	\$1,513,487	13.47%	\$6.68	\$1,094,227
02	Gym Building	5,077	2006	\$0	.00%	\$41,453,062	4563.17%	\$0.00	\$41,453,062
03	Custodian Building	1,293	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
x1000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x2000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x3000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
x4000	Modular Classroom Building	1,728	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		76,086		\$419,260	3.45%	\$42,966,549	353.75%	\$5.51	\$42,547,289

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	\$228,437	-	-	\$228,437
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	\$1,570	\$1,570
Interior	-	-	\$32,552	-	-	\$32,552
Mechanical	-	\$86,508	-	-	-	\$86,508
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$70,193	-	-	-	-	\$70,193
Other	-	-	-	-	-	\$0
Total	\$70,193	\$86,508	\$260,989	\$0	\$1,570	\$419,260

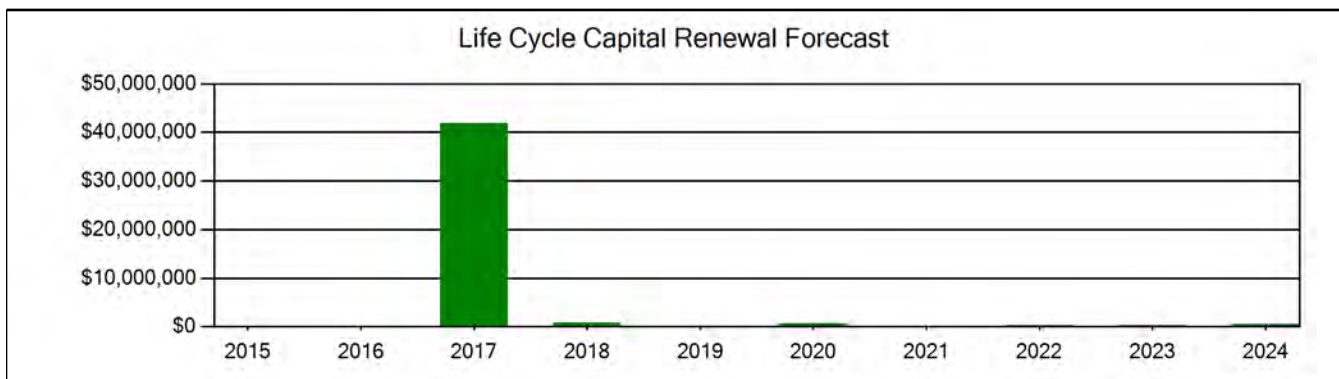
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	254,197	0	0	0	0	146,107	0	0	\$400,304	\$5.79
Roofing	228,437	0	0	0	0	0	0	0	0	0	305,871	\$305,871	\$4.42
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,570	0	0	0	316,174	0	2,439	0	79,149	0	0	\$397,762	\$5.75
Interior	32,552	0	0	0	451,371	25,754	709,049	12,679	31,529	2,524	0	\$1,232,906	\$17.82
Mechanical	86,508	0	0	0	37,330	0	0	0	25,018	0	177,016	\$239,364	\$3.46
Electrical	0	0	0	0	0	0	0	0	0	0	54,704	\$54,704	\$0.79
Plumbing	0	0	0	0	0	15,056	1,271	4,302	0	233,064	0	\$253,693	\$3.67
Fire and Life Safety	0	0	0	41,695,930	0	0	0	0	0	0	0	\$41,695,930	\$602.77
Technology	0	0	0	0	5,674	0	0	0	0	0	0	\$5,674	\$0.08
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	70,193	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	419,260	0	0	41,950,125	810,549	40,810	712,759	16,981	281,803	235,588	537,591	\$44,586,206	\$644.55





Nixon Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Nixon Elementary School facility has an overall FCI of 3.5%

The total current cost for all building deficiencies is \$419,260. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$42,547,289. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,145,947.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Nixon Elementary School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	25,000	SF	3	\$228,437	930
Sub Total for System		1	items		\$228,437	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Painting	Capital Renewal	500	SF Wall	5	\$1,570	820
Sub Total for System		1	items		\$1,570	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	3,500	SF	3	\$32,552	821
Sub Total for System		1	items		\$32,552	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$86,508	979
Note: 2300 mbh						
Sub Total for System		1	items		\$86,508	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	62,804	SF	1	\$70,193	931
Sub Total for System		1	items		\$70,193	
Sub Total for Building 01 - Main Building		5	items		\$419,260	
Total for Campus		5	items		\$419,260	

Buildings with no reported deficiencies

02 - Gym

03 - Custodian

x1000 - Modular

x2000 - Modular

x3000 - Modular

x4000 - Modular

Nixon Elementary School Condition Assessment
Supporting Photos



Nixon ES - Corridor Finishes



Nixon ES - Damaged Boiler Under Repair



Nixon ES - Elevation



Nixon ES - Exterior



Nixon ES - Main Entry Skylight



Nixon ES - Main Entry



Nixon ES - Rear Elevation



Facilities Feasibility Study
Occupational Center Condition Assessment

Summary of Findings

The Occupational Center Facility located at 4300 Warriors in El Paso, Texas, was built in 1996. It comprises 11,845 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$214,536.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	11,845	1996	\$214,536	10.27%	\$459,997	22.01%	\$18.11	\$245,461
Totals		11,845		\$214,536	10.27%	\$459,997	22.01%	\$18.11	\$245,461

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$112,301	-	-	-	-	\$112,301
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$1,516	-	-	\$1,516
Interior	-	-	\$47,867	-	\$16,823	\$64,690
Mechanical	-	\$8,594	-	-	-	\$8,594
Electrical	-	-	\$11,450	\$12,415	-	\$23,865
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$3,570	-	\$3,570
Other	-	-	-	-	-	\$0
Total	\$112,301	\$8,594	\$60,833	\$15,985	\$16,823	\$214,536

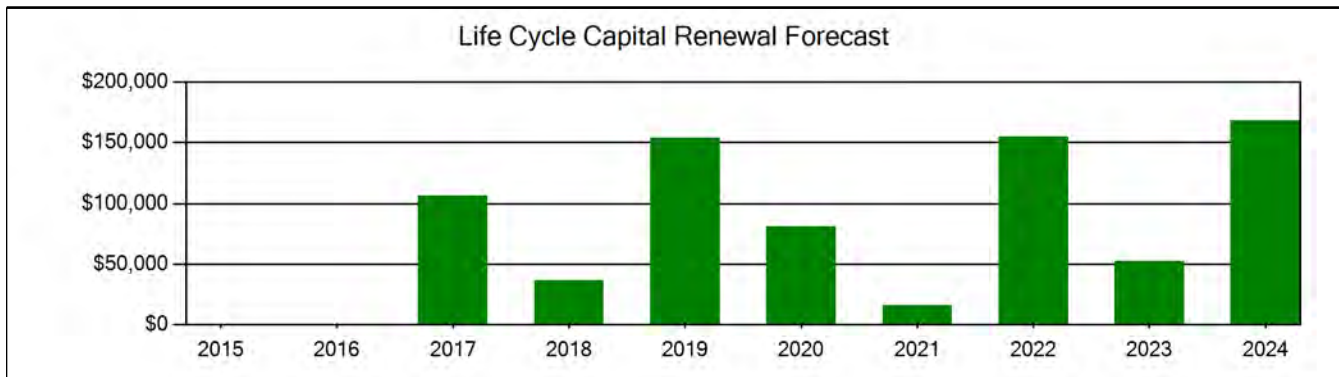
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	51,249	0	0	0	0	39,451	0	0	\$90,700	\$7.66
Roofing	112,301	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,516	0	0	0	0	0	9,033	0	43,532	20,205	0	\$72,770	\$6.14
Interior	64,690	0	0	3,194	23,630	1,440	30,041	15,859	5,515	32,458	0	\$112,137	\$9.47
Mechanical	8,594	0	0	0	0	0	0	0	0	0	168,272	\$168,272	\$14.21
Electrical	23,865	0	0	0	0	147,889	0	0	66,412	0	0	\$214,301	\$18.09
Plumbing	0	0	0	0	0	4,302	8,092	0	0	0	0	\$12,394	\$1.05
Fire and Life Safety	0	0	0	51,760	0	0	0	0	0	0	0	\$51,760	\$4.37
Technology	0	0	0	0	13,246	0	0	0	0	0	0	\$13,246	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	3,570	0	0	0	0	0	34,027	0	0	0	0	\$34,027	\$2.87
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	214,536	0	0	106,203	36,876	153,631	81,193	15,859	154,910	52,663	168,272	\$769,607	\$64.97



Occupational Center Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Occupational Center facility has an overall FCI of 10.3%

The total current cost for all building deficiencies is \$214,536. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$245,461. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$2,089,695.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Occupational Center Condition Assessment

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	13	Ea.	3	\$11,450	2475
The Canopy Lighting Requires Replacement	Deferred Maintenance	7	Ea.	4	\$12,415	2474
Sub Total for System		2	items		\$23,865	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	11,852	SF	1	\$112,301	2464
Sub Total for System		1	items		\$112,301	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	11	Door	3	\$1,516	2465
Sub Total for System		1	items		\$1,516	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement Location: Front office and reception	Capital Renewal	593	SF	3	\$5,515	2468
The Suspended Ceiling Grid and Tiles Require Replacement Location: Lounge, classrooms 3 and 5	Capital Renewal	1,778	SF	3	\$14,187	2466
The Vinyl Composition Tile Requires Replacement Location: Classrooms 1, 3, 4, and 5	Capital Renewal	3,556	SF	3	\$28,164	2469
Interior Doors Require Repainting Note: Repaint all interior doors.	Deferred Maintenance	35	Door	5	\$1,943	2470
Interior Gypboard Walls Require Repainting Note: Repaint large file storage and classroom 3.	Deferred Maintenance	5,000	SF Wall	5	\$14,881	2467
Sub Total for System		5	items		\$64,690	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	1	Ea.	2	\$8,594	2473
Sub Total for System		1	items		\$8,594	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Location: Classroom 2	Capital Renewal	10	LF	4	\$2,166	2471
The Upper Storage Cabinets Require Replacement Location: Classroom 2	Capital Renewal	10	LF	4	\$1,404	2472
Sub Total for System		2	items		\$3,570	
Sub Total for Building 01 - Main Building		12	items		\$214,536	
Total for Campus		12	items		\$214,536	



Facilities Feasibility Study
Occupational Center Condition Assessment

Occupational Center Condition Assessment

Supporting Photos



Facilities Feasibility Study
Park Elementary School Condition Assessment

Summary of Findings

The Park Elementary School Facility located at 3601 Edgar Park in El Paso, Texas, was built in 1961. It comprises 51,229 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$258,513.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$8,957	.00%	\$8,957	.00%	\$0.00	\$0
01	Building 01	9,014	1961	\$0	.00%	\$0	.00%	\$0.00	\$0
02	Classroom Building	7,991	2005	\$197,580	13.82%	\$246,504	17.24%	\$24.73	\$48,924
03	Building 03	9,035	1961	\$0	.00%	\$0	.00%	\$0.00	\$0
04	Building 04	9,036	1961	\$0	.00%	\$0	.00%	\$0.00	\$0
05	Building 05	10,138	1961	\$0	.00%	\$0	.00%	\$0.00	\$0
06	Mechanical Building	333	1970	\$20,118	33.76%	\$22,146	37.17%	\$60.41	\$2,028
07	Custodian Building	799	1961	\$22,548	15.77%	\$64,692	45.25%	\$28.22	\$42,144
08	Gym Building	4,883	2005	\$9,311	1.07%	\$45,852	5.25%	\$1.91	\$36,541
Totals		51,229		\$258,513	10.32%	\$388,150	15.49%	\$5.05	\$129,637

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$3,252	\$5,705	-	\$8,957
Roofing	\$9,497	\$1,861	\$21,484	\$89,287	\$1,271	\$123,400
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$70,944	-	-	\$70,944
Interior	-	-	\$5,344	\$238	\$1,066	\$6,648
Mechanical	-	-	\$45,205	-	-	\$45,205
Electrical	-	\$3,359	-	-	-	\$3,359
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$9,497	\$5,220	\$146,229	\$95,230	\$2,337	\$258,513

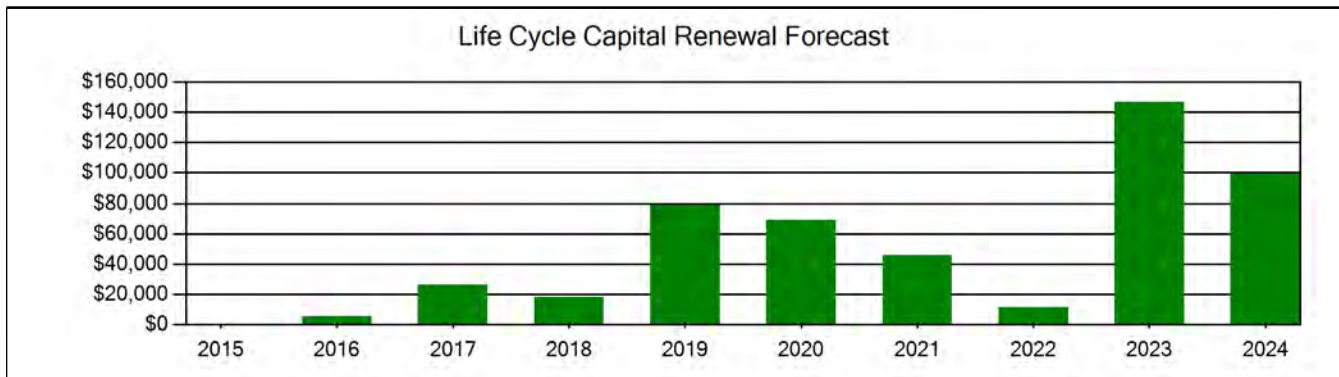
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF	
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024			
Site	8,957	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	123,400	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	70,944	0	0	0	0	10,802	383	40,062	0	75	0	0	\$51,322	\$1.00
Interior	6,648	0	5,720	0	1,038	2,492	20,912	1,705	0	66,640	62,675	0	\$161,182	\$3.15
Mechanical	45,205	0	0	0	1,427	49,758	29,864	0	11,575	0	35,684	0	\$128,308	\$2.50
Electrical	3,359	0	0	0	0	13,932	0	0	0	0	881	0	\$14,813	\$0.29
Plumbing	0	0	0	0	0	2,151	17,951	4,302	0	79,975	0	0	\$104,379	\$2.04
Fire and Life Safety	0	0	0	26,409	0	0	0	0	0	0	0	0	\$26,409	\$0.52
Technology	0	0	0	0	15,908	0	0	0	0	0	0	0	\$15,908	\$0.31
Conveyances	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	258,513	0	5,720	26,409	18,373	79,135	69,110	46,069	11,575	146,690	99,240	0	\$502,321	\$9.81





Park Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Park Elementary School facility has an overall FCI of 10.3%

The total current cost for all building deficiencies is \$258,513. There are \$8,957 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$129,637. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$2,506,094.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Park Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install Power Pole Note: Install power pole to move electrical wiring away from portable building Location: Next to portable	Functional Deficiency	1	Ea.	3	\$3,252	1990
Site Drainage Requires Regrading Note: School grounds has poor grading/drainage	Deferred Maintenance	9,000	SF	4	\$5,705	1991
Sub Total for System		2	items		\$8,957	
Sub Total for School and Site Level		2	items		\$8,957	

Building: 02 - Classrooms

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Membrane Flashings At Equipment Curbs Require Repair Note: MEMBRANE FLASHIG @ EAST CURB IS CRACKING AND OLD. NEEDS TO BE REPLCED.	Deferred Maintenance	100	LF	2	\$1,229	4116
The Metal Downspouts Require Replacement Note: DOWNSPOUT NEEDS TO BE INSTALLED TO CONTROL WATER FLOW OFFSITE.	Deferred Maintenance	300	LF	3	\$12,297	4118
Gutters Are Missing And Needed Note: GUTTER NEEDS TO BE INSTALLED ON NORTH AND SOUTH SIDE OF ROOF.	Functional Deficiency	200	LF	4	\$61,887	4117
Splash Blocks Are Required Note: SPLASHBACKS NEED TO BE INSTALLED.	Deferred Maintenance	6	Ea.	5	\$676	4120
Sub Total for System		4	items		\$76,089	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Requires Repair Note: 21 @ 7X3; ALUMINUM EXERIOR WINDOWS ARE AGED, DO NOT OPEN NOR STAY OPEN EASILY. REPLACEMENT NEEDED.	Deferred Maintenance	441	Ea.	3	\$70,944	4111
Sub Total for System		1	items		\$70,944	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: ACOUSTICAL GRID WITH TILES ARE LEAKING IN SEVERAL CLASSROOMS. REPLACE IN RMS: 203, 205, X100, LIBRARY.	Capital Renewal	600	SF	3	\$4,788	4113
The Vinyl Composition Tile Requires Replacement Note: VCT NEEDS TO BE REPLACED AT THE EAST END OF THE HALLWAY, CRACKS AND BROKEN TILES.	Capital Renewal	40	SF	3	\$317	4115
The Plaster Ceilings Are Damaged And Requires Repair Note: PLASTER CEILING IN RM RR1 HAS LEAKS AND CRACKS. REPAIR.	Deferred Maintenance	20	SF	4	\$238	4114
Sub Total for System		3	items		\$5,342	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steam/Hot Water Radiant Heater Requires Replacement Note: ORIGINAL EQUIPMENT - BEYOND OF USEFUL LIFE.	Capital Renewal	25	Ea.	3	\$45,205	4157
Sub Total for System		1	items		\$45,205	
Sub Total for Building 02 - Classrooms		9	items		\$197,580	

Building: 06 - 06

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing with Aggregate Ballast Requires Replacement Note: Roof is old and worn	Capital Renewal	384	SF	3	\$3,509	4124
The Metal Downspouts Require Replacement Note: INSTALL ONE DOWNSPOUT.	Deferred Maintenance	25	LF	3	\$1,025	4126
Gutters Are Missing And Needed Note: GUTTER NEEDS TO BE INSTALLED ON NORTH SIDE OF ROOF.	Functional Deficiency	50	LF	4	\$15,472	4125
Splash Blocks Are Required Note: INSTALL ONE SPLASHBACK.	Deferred Maintenance	1	Ea.	5	\$113	4127
Sub Total for System		4	items		\$20,118	
Sub Total for Building 06 - 06		4	items		\$20,118	



Facilities Feasibility Study

Park Elementary School Condition Assessment

Building: 07 - 07

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: ROOFING MEMBRANE IS IN POOR CONDISTION - CRACKING AND WORN.	Capital Renewal	831	SF	1	\$4,904	4133
Membrane Flashings At Equipment Curbs Require Repair Note: MEMBRANE FLASHING @ EQUIPMENT CURB NEEDS TO BE REPAIRED FOR CRACKS.	Deferred Maintenance	40	LF	2	\$632	4136
The Metal Downspouts Require Replacement Note: ADD DOWNSPOUT.	Deferred Maintenance	30	LF	3	\$1,580	4138
Gutters Are Missing And Needed Note: GUTTERS NEED TO BE INSTALLED ON ONE EDGE.	Functional Deficiency	30	LF	4	\$11,928	4137
Splash Blocks Are Required Note: ADD SPLASHBACK TO CONTROL THE FLOW OF WATER AWAY FROM COURTYARD	Deferred Maintenance	1	Ea.	5	\$145	4139
Sub Total for System		5	items		\$19,189	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: REPLACE OLD GE	Capital Renewal	1	Ea.	2	\$3,359	4151
Sub Total for System		1	items		\$3,359	
Sub Total for Building 07 - 07		6	items		\$22,548	

Building: 08 - 08

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: REPLACE NORTHSIDE OF ROOF - IN BAD CONDITION & BLISTERING.	Capital Renewal	1,000	SF	1	\$4,593	4145
The Metal Downspouts Require Replacement Note: DOWNSPOUTS NEEDED TO COLLECT WATER FROM THE SCUPPERS.	Deferred Maintenance	75	LF	3	\$3,074	4143
Splash Blocks Are Required Note: SPLASHBLOCKS FOR TO BE INSTALLED DOWNSPOUTS	Deferred Maintenance	3	Ea.	5	\$338	4144
Sub Total for System		3	items		\$8,005	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE ACOUSTICAL GRID WITH TILES IN ROOMS - X101,X106, & X107. LEAKAGE.	Capital Renewal	30	SF	3	\$239	4142
The Gypboard Ceilings Are Damaged And Requires Repainting Note: REPLACE ACOUSTICAL GRID WITH TILES IN RMS X101, X106, & X107. LEAKAGE.	Deferred Maintenance	439	SF	5	\$1,066	4146
Sub Total for System		2	items		\$1,306	
Sub Total for Building 08 - 08		5	items		\$9,311	
Total for Campus		26	items		\$258,513	

Buildings with no reported deficiencies

- 01 - Building
- 03 - Building
- 04 - Building
- 05 - Building

Park Elementary School Condition Assessment
Supporting Photos



Park ES - Aged Exterior Drinking Fountain



Park ES - Building Signage



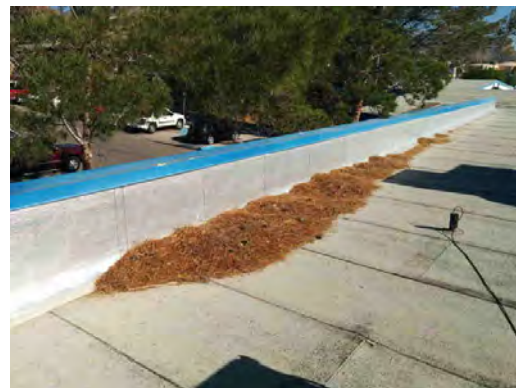
Park ES - Cafeteria



Park ES - Ceiling Tiles



Park ES - Damaged Exterior Door



Park ES - Debris on Roof



Park ES - Evidence of Ponding on Roof



Park ES - Exposed Ceiling in Gym



Park ES - Exterior Brick



Park ES - Exterior Finishes



Park ES - Gym



Park ES - Hallway Finishes 01



Park ES - Hallway Finishes 02



Park ES - Typical Interior Door



Park ES - Marquee



Park ES - Roof Exhaust Fan



Park ES - Roof General Condition



Park ES - Rooftop Equipment



Park ES - Rooftop Equipment 02



Park ES - Stained Ceiling Tiles



Park ES - Weathered Roofing



Park ES - Worn VCT Flooring



Facilities Feasibility Study
Polk Elementary School Condition Assessment

Summary of Findings

The Polk Elementary School Facility located at 940 Belvidere in El Paso, Texas, was built in 1981. It comprises 66,500 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$411,906.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$161,961	.00%	\$228,716	.00%	\$0.00	\$66,755
01	Main Building	47,632	1981	\$249,905	2.93%	\$1,922,625	22.56%	\$5.25	\$1,672,720
02	2011 Addition	6,146	2011	\$41	.00%	\$41	.00%	\$0.01	\$0
03	Gym Building	5,093	2011	\$0	.00%	\$0	.00%	\$0.00	\$0
04	Custodian Building	1,581	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
291	Transportable-291	864	1972	\$0	.00%	\$0	.00%	\$0.00	\$0
303	Transportable-303	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
367	Transportable-367	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
379	Transportable-379	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
511	Transportable-511	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
705	Transportable-705	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
851	Transportable-851	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		66,500		\$411,906	3.91%	\$2,151,381	20.42%	\$6.19	\$1,739,475

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$148,240	\$13,721	\$161,961
Roofing	-	\$189	\$41	\$229	-	\$459
Structural	-	-	-	-	-	\$0
Exterior	-	\$53,556	-	\$61,317	\$10,361	\$125,234
Interior	-	-	\$2,164	\$117,790	-	\$119,954
Mechanical	-	-	\$4,299	-	-	\$4,299
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$53,745	\$6,504	\$327,575	\$24,082	\$411,906

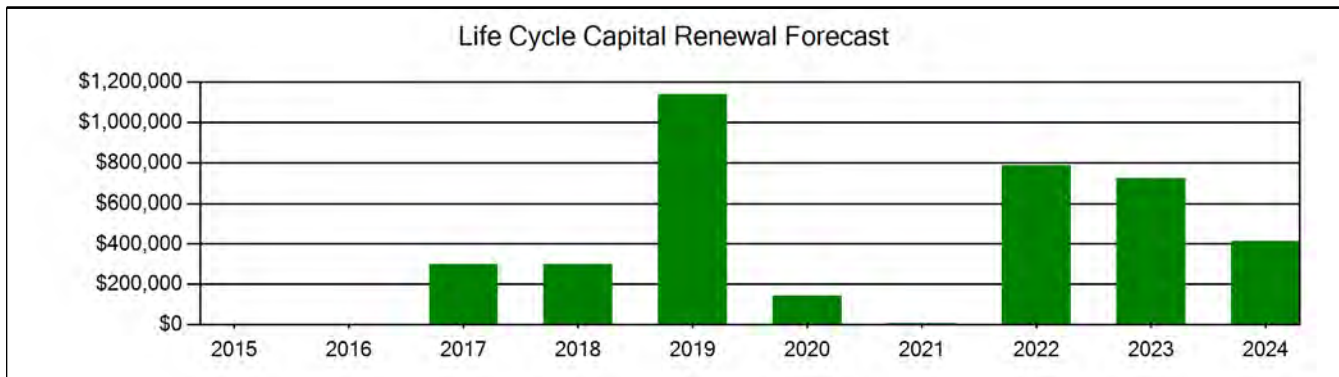
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	161,961	0	0	66,755	0	0	0	0	166,238	0	1,181	\$234,174	\$3.87
Roofing	459	0	0	0	0	0	0	0	0	0	385,430	\$385,430	\$6.38
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	125,234	0	0	0	33,320	0	21,861	0	0	94	0	\$55,275	\$0.91
Interior	119,954	0	0	0	140,926	23,140	116,954	0	456,697	481,192	0	\$1,218,909	\$20.16
Mechanical	4,299	0	0	25,257	70,954	490,661	0	0	15,628	0	27,210	\$629,710	\$10.42
Electrical	0	0	0	0	0	607,563	0	0	148,931	0	0	\$756,494	\$12.51
Plumbing	0	0	0	0	2,437	17,207	6,063	6,453	0	192,301	0	\$224,461	\$3.71
Fire and Life Safety	0	0	0	208,019	0	0	0	0	0	49,083	0	\$257,102	\$4.25
Technology	0	0	0	0	53,236	0	0	0	0	0	0	\$53,236	\$0.88
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	411,906	0	0	300,031	300,873	1,138,571	144,878	6,453	787,494	722,670	413,821	\$3,814,791	\$63.10





Polk Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Polk Elementary School facility has an overall FCI of 3.9%

The total current cost for all building deficiencies is \$411,906. There are \$161,961 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,739,475. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$10,533,787.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Polk Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement Note: All parking should be replaced.	Capital Renewal	68	CAR	4	\$139,399	2441
Backstops Are Damaged And Require Replacement Location: @ baseball field	Deferred Maintenance	1	Ea.	4	\$8,841	2444
Paving Requires Restriping Location: Parking behind cafeteria.	Deferred Maintenance	4	CAR	5	\$58	2442
Play Field Requires Regrading Note: Baseball field	Deferred Maintenance	12,000	SF	5	\$13,663	2443
Sub Total for System		4	items		\$161,961	
Sub Total for School and Site Level		4	items		\$161,961	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Drains Require Cleaning	Deferred Maintenance	10	Ea.	2	\$189	2460
The Roof Requires Cleaning	Deferred Maintenance	20	SF	4	\$229	2461
Sub Total for System		2	items		\$418	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 77 @ 3x1.5 - Replace all aluminum windows.	Capital Renewal	347	SF	2	\$28,902	2451
The Aluminum Window Is Damaged And Requires Replacement Note: 4 @ 4x5 - Replace all aluminum windows.	Capital Renewal	80	SF	2	\$6,663	2452
The Aluminum Window Is Damaged And Requires Replacement Note: 36 @ 3x2 - Replace all aluminum windows.	Capital Renewal	216	SF	2	\$17,991	2453
The Brick Exterior Requires Replacement Note: Exterior brick is crumbling in multiple locations.	Capital Renewal	1,296	SF Wall	4	\$61,317	2450
The Exterior Requires Painting Note: Coping at parapets - 1650 LF	Capital Renewal	3,300	SF Wall	5	\$10,361	2463
Sub Total for System		5	items		\$125,234	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement Location: @ cafeteria by stage	Capital Renewal	1	Door	3	\$2,164	2455
Interior Ceramic Walls Require Repair Or Replacement Location: Corridors	Capital Renewal	7,000	SF Wall	4	\$117,790	2454
Sub Total for System		2	items		\$119,954	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Abandoned Equipment needs to be removed Note: Base-mounted radiant heaters in administration office.	Deferred Maintenance	2	Ea.	3	\$2,188	2479
Kitchen Air/Exhaust is Inadequate and Should be Repaired	Deferred Maintenance	1	Ea.	3	\$2,111	2478
Sub Total for System		2	items		\$4,299	
Sub Total for Building 01 - Main Building		11	items		\$249,905	

Building: 02 - Classroom Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Downspouts Require Replacement Note: repair	Deferred Maintenance	1	LF	3	\$41	2462
Sub Total for System		1	items		\$41	
Sub Total for Building 02 - Classroom Building		1	items		\$41	
Total for Campus		16	items		\$411,906	



Facilities Feasibility Study
Polk Elementary School Condition Assessment

Buildings with no reported deficiencies

03 - Multi-Purpose Building

04 - Custodial

291 - Transportable-291

303 - Transportable-303

367 - Transportable-367

379 - Transportable-379

511 - Transportable-511

705 - Transportable-705

851 - Transportable-851

Polk Elementary School Condition Assessment
Supporting Photos



Polk ES - Addition Exterior



Polk ES - Building Signage



Polk ES - Cafeteria



Polk ES - Chain Link Fence



Polk ES - Classroom 01



Polk ES - Classroom 02



Polk ES - Covered Walkway



Polk ES - Damaged Downspout



Polk ES - Exterior Gym Door



Polk ES - Gym



Polk ES - Hallway Finishes



Polk ES - Library



Polk ES - Entry



Polk ES - Marquee



Polk ES - New Addition Corridor



Polk ES - Parking



Polk ES - Rooftop Equipment 01



Polk ES - Rooftop Equipment 02



Polk ES - Rooftop Equipment 03



Polk ES - Rooftop Equipment 04



Polk ES Rooftop Equipment 05



Polk ES - Rooftop Equipment 06



Polk ES - Rooftop Equipment 07



Polk ES - Stage



Polk ES - Storefront Window System



Facilities Feasibility Study
Powell Elementary School Condition Assessment

Summary of Findings

The Powell Elementary School Facility located at 4750 W. Ellerthorpe in El Paso, Texas, was built in 2009. It comprises 81,462 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$258,110.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	79,734	2009	\$258,110	1.81%	\$1,297,255	9.09%	\$3.24	\$1,039,145
220	Transportable-0220	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
694	Transportable-694	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		81,462		\$258,110	1.81%	\$1,297,255	9.09%	\$3.17	\$1,039,145

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$126,304	\$3,577	\$128,229	\$258,110
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$126,304	\$3,577	\$128,229	\$258,110

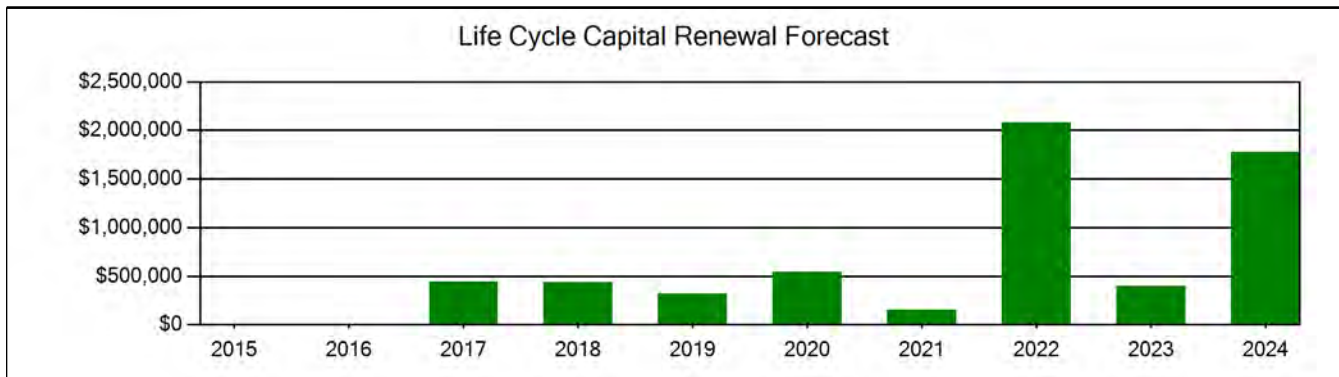
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	168,098	0	28,609	308,154	0	0	\$504,861	\$6.33
Roofing	0	0	0	0	0	0	0	0	380,502	0	0	\$380,502	\$4.77
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	353,234	0	607	0	0	38,770	0	\$392,611	\$4.92
Interior	258,110	0	0	446,356	86,983	9,685	0	124,261	788,913	353,322	0	\$1,809,520	\$22.69
Mechanical	0	0	0	0	0	117,077	0	0	508,039	0	752,999	\$1,378,115	\$17.28
Electrical	0	0	0	0	0	0	0	0	0	0	1,021,342	\$1,021,342	\$12.81
Plumbing	0	0	0	0	0	25,810	14,140	0	4,874	6,017	0	\$50,841	\$0.64
Fire and Life Safety	0	0	0	0	0	0	348,216	0	0	0	0	\$348,216	\$4.37
Technology	0	0	0	0	0	0	0	0	89,115	0	0	\$89,115	\$1.12
Conveyances	0	0	0	0	0	0	181,833	0	0	0	0	\$181,833	\$2.28
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	258,110	0	0	446,356	440,217	320,670	544,796	152,870	2,079,597	398,109	1,774,341	\$6,156,956	\$77.22



Powell Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Powell Elementary School facility has an overall FCI of 1.8%

The total current cost for all building deficiencies is \$258,110. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,039,145. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$14,266,804.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Powell Elementary School Condition Assessment

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	15,947	SF	3	\$126,304	4355
Ceiling Grid Requires Replacement	Capital Renewal	797	SF	4	\$3,577	4353
Note: falls under def ID 2030						
Interior walls require repainting (Bldg SF)	Capital Renewal	39,867	SF	5	\$124,261	4354
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	797	SF	5	\$3,968	4352
Sub Total for System		4	items		\$258,110	
Sub Total for Building 01 - Main Building		4	items		\$258,110	
Total for Campus		4	items		\$258,110	

Buildings with no reported deficiencies

220 - Transportable-0220

694 - Transportable-694

Powell Elementary School Condition Assessment
Supporting Photos



Powell ES - Building Signage



Powell ES - Classroom Restroom



Powell ES - Classroom



Powell ES - Entry



Powell ES - Exterior Finishes



Powell ES - Gym



Powell ES - Hallway Finishes



Powell ES - Library



Powell ES - Roof General Condition



Facilities Feasibility Study
Putnam Elementary School Condition Assessment

Summary of Findings

The Putnam Elementary School Facility located at 6508 Fiesta in El Paso, Texas, was built in 1949. It comprises 63,122 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,290,859.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$302,662	.00%	\$302,662	.00%	\$0.00	\$0
01	Main Building	12,892	1949	\$539,569	23.39%	\$1,041,688	45.16%	\$41.85	\$502,119
02	2006 Addition	8,901	2006	\$239,144	15.02%	\$587,759	36.90%	\$26.87	\$348,615
03	Building 03	13,843	1949	\$852,049	34.40%	\$1,543,567	62.32%	\$61.55	\$691,518
04	Building 04	8,692	1949	\$338,124	21.74%	\$637,365	40.98%	\$38.90	\$299,241
05	Building 05	520	1949	\$0	.00%	\$0	.00%	\$0.00	\$0
06	Building 06	8,770	2006	\$19,311	1.23%	\$103,851	6.62%	\$2.20	\$84,540
381	Transportable-381	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
386	Transportable-386	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
391	Transportable-391	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
393	Transportable-393	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
400	Transportable-400	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
503	Transportable-503	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
505	Transportable-505	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
612	Transportable-612	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
652	Transportable-652	864	1985	\$0	.00%	\$0	.00%	\$0.00	\$0
671	Transportable-671	864	1989	\$0	.00%	\$0	.00%	\$0.00	\$0
692	Transportable-692	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		63,122		\$2,290,859	23.88%	\$4,216,892	43.95%	\$36.29	\$1,926,033

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$30,347	\$272,315	-	\$302,662
Roofing	\$257,416	\$34,126	-	-	-	\$291,541
Structural	-	-	-	-	-	\$0
Exterior	-	\$453,049	\$4,800	\$4,389	-	\$462,238
Interior	-	-	\$449,932	\$2,918	\$8,603	\$461,453
Mechanical	-	\$2,886	\$270,969	\$213,454	-	\$487,309
Electrical	-	\$146,500	\$29,430	\$25,076	-	\$201,005
Plumbing	-	-	\$28,752	\$19,332	-	\$48,084
Fire and Life Safety	-	-	-	-	-	\$0



Facilities Feasibility Study
Putnam Elementary School Condition Assessment

Technology	-	-	-	\$3,225	-	\$3,225
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$2,166	\$29,544	\$31,710
Other	-	-	-	-	-	\$0
Total	\$257,416	\$636,560	\$814,230	\$542,875	\$38,147	\$2,289,227

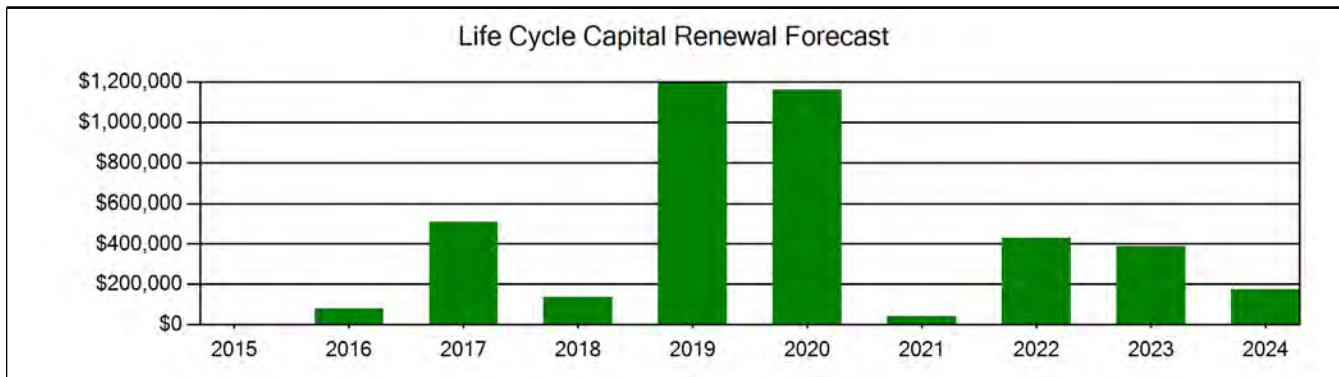
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	302,662	0	0	0	0	0	0	0	59,592	0	0	\$59,592	\$1.11
Roofing	291,541	0	81,333	151,256	4,587	80,136	0	0	0	0	0	\$317,312	\$5.92
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	462,238	0	0	0	15,568	0	81,082	0	86,383	0	428	\$183,461	\$3.42
Interior	461,453	0	0	119,655	0	0	382,892	27,973	0	268,948	2,419	\$801,887	\$14.96
Mechanical	487,309	0	0	0	4,968	426,165	413,325	0	0	0	64,004	\$908,462	\$16.94
Electrical	201,005	0	0	0	0	674,429	0	0	0	0	109,432	\$783,861	\$14.62
Plumbing	48,084	0	0	0	0	16,569	245,700	12,905	0	120,486	0	\$395,660	\$7.38
Fire and Life Safety	0	0	0	237,530	0	0	38,301	0	0	0	0	\$275,831	\$5.14
Technology	3,225	0	0	0	113,837	0	0	0	9,802	0	0	\$123,639	\$2.31
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	31,710	0	0	0	0	0	0	0	273,071	0	0	\$273,071	\$5.09
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,289,227	0	81,333	508,441	138,960	1,197,299	1,161,300	40,878	428,848	389,434	176,283	\$4,122,776	\$76.89



Putnam Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Putnam Elementary School facility has an overall FCI of 23.9%

The total current cost for all building deficiencies is \$2,290,859. There are \$302,662 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,926,033. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$9,593,868.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Putnam Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	2,500	SF	3	\$30,347	331
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	85	CAR	4	\$174,248	330
Steel Covered Walkways Require Replacement	Capital Renewal	1,600	SF	4	\$98,067	332
Sub Total for System		3	items		\$302,662	
Sub Total for School and Site Level		3	items		\$302,662	

Building: 01 - Main Building

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Sealant At Penetration Boot Requires Repair	Deferred Maintenance	10	Ea.	2	\$742	457
Sealant At Penetration Boot Requires Repair	Deferred Maintenance	12	Ea.	2	\$890	463
Sub Total for System		0	items		\$1,632	

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	9	Ea.	3	\$10,185	499
Sub Total for System		1	items		\$10,185	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Edge Metal Is Damaged And Requires Replacement	Deferred Maintenance	150	LF	2	\$8,559	458
Edge Metal Is Damaged And Requires Replacement	Deferred Maintenance	100	LF	2	\$5,706	465
Field-Wrap Flashing At Penetration Is Damaged And Should Be Repaired	Deferred Maintenance	8	Ea.	2	\$876	464
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	75	LF	2	\$2,573	461
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	100	LF	2	\$1,580	452
Metal Rake Cover Is Damaged Or Loose	Deferred Maintenance	250	LF	2	\$5,736	459
Metal Rake Cover Is Damaged Or Loose	Deferred Maintenance	150	LF	2	\$3,442	466
Sealant At Pitch Pan Is Damaged And Should Be Repaired	Deferred Maintenance	10	Ea.	2	\$1,455	454
Sealant At Pitch Pan Is Damaged And Should Be Repaired	Deferred Maintenance	10	Ea.	2	\$1,455	455
Sealant At Pitch Pan Is Damaged And Should Be Repaired	Deferred Maintenance	8	Ea.	2	\$1,164	462
Sub Total for System		10	items		\$32,546	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Dryvit Exterior Is Damaged And Requires Replacement	Capital Renewal	150	SF Wall	2	\$17,778	312
Sub Total for System		1	items		\$17,778	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	72	Ea.	2	\$161,182	314
Note: 8x4						
The Metal Exterior Door Requires Replacement	Capital Renewal	6	Door	2	\$30,510	313
The Brick Exterior Requires Repair	Deferred Maintenance	20	SF Wall	3	\$298	311
Sub Total for System		3	items		\$191,990	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	50	Door	3	\$139,010	318
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	500	SF	3	\$5,126	315
The Vinyl Composition Tile Requires Replacement	Capital Renewal	1,000	SF	3	\$10,177	317
Interior Wood Walls Require Repainting	Deferred Maintenance	1,400	SF Wall	5	\$3,299	316
Sub Total for System		4	items		\$157,613	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Steam/HW Unit Heater Requires Replacement	Capital Renewal	12	Ea.	3	\$14,858	477
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$8,237	478
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	12,892	SF	4	\$64,972	474
Sub Total for System		3	items		\$88,068	



Facilities Feasibility Study

Putnam Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 200 amp	Capital Renewal	1	Ea.	2	\$6,739	501
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	12	EACH	4	\$12,142	502
Sub Total for System		2	items		\$18,881	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$6,263	479
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	480
Sub Total for System		2	items		\$8,196	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Satellite Antenna Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	4	\$3,225	500
Sub Total for System		1	items		\$3,225	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	250	LF	5	\$9,457	319
Sub Total for System		1	items		\$9,457	
Sub Total for Building 01 - Main Building		28	items		\$539,569	

Building: 02 - 2006 Addition

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	4	Ea.	3	\$3,523	503
Sub Total for System		1	items		\$3,523	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	48	Ea.	2	\$83,627	323
The Glass Pane Is Damaged In The Exterior Window:	Deferred Maintenance	1	SF	2	\$73	322
The Brick Exterior Requires Repair Location: SW Corner	Deferred Maintenance	20	SF Wall	3	\$232	320
The Concrete / CMU Exterior Requires Repair	Deferred Maintenance	500	SF Wall	4	\$4,303	321
Sub Total for System		4	items		\$88,236	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	27	Door	3	\$58,420	327
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	850	SF	3	\$6,782	324
The Vinyl Composition Tile Requires Replacement	Capital Renewal	850	SF	3	\$6,732	325
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	50	SF	5	\$117	326
Sub Total for System		4	items		\$72,052	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fan Coil HVAC Component Requires Replacement Location: server room	Capital Renewal	1	Ea.	2	\$2,886	482
Steam/HW Unit Heater Requires Replacement	Capital Renewal	6	Ea.	3	\$5,782	483
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$6,411	484
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	8,901	SF	4	\$34,912	481
Sub Total for System		4	items		\$49,990	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 200 amp	Capital Renewal	1	Ea.	2	\$5,244	504
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	10	EACH	4	\$7,875	505
Sub Total for System		2	items		\$13,119	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	2	Ea.	4	\$4,874	485
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,504	486
Sub Total for System		2	items		\$6,379	



Facilities Feasibility Study

Putnam Elementary School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: Library checkout	Capital Renewal	10	LF	4	\$2,166	328
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	125	LF	5	\$3,680	329
Sub Total for System		2	items		\$5,846	
Sub Total for Building 02 - 2006 Addition		19	items		\$239,144	

Building: 03 - Building 03

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$7,922	506
Sub Total for System		1	items		\$7,922	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: includes canopy	Capital Renewal	16,000	SF	1	\$194,801	467
Sub Total for System		1	items		\$194,801	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	52	Ea.	2	\$116,409	336
The Metal Exterior Door Requires Replacement Note: West End	Capital Renewal	1	Door	2	\$5,085	334
The Storefront / Curtain Wall Requires Repair	Deferred Maintenance	300	SF Wall	2	\$29,430	333
Exterior Metal Door Requires Repainting	Deferred Maintenance	12	Door	3	\$2,125	335
Sub Total for System		4	items		\$153,049	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	56	Door	3	\$155,692	342
The Ceramic Tile Flooring Requires Replacement Location: restroom x306	Capital Renewal	25	SF	3	\$505	339
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	125	SF	3	\$1,282	337
The Vinyl Composition Tile Requires Replacement	Capital Renewal	100	SF	3	\$1,018	338
The Concrete Flooring Requires Repair or Repainting Note: custodial closet	Deferred Maintenance	25	SF	5	\$75	340
Sub Total for System		5	items		\$158,571	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductwork Requires Replacement (SF Basis)	Capital Renewal	13,843	SF	3	\$189,125	4482
Steam/HW Unit Heater Requires Replacement	Capital Renewal	16	Ea.	3	\$19,811	488
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$8,237	489
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	13,843	SF	4	\$69,765	487
Sub Total for System		4	items		\$286,938	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 200 amp	Capital Renewal	1	Ea.	2	\$6,739	507
Sub Total for System		1	items		\$6,739	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair Note: insulation near backflow preventer	Deferred Maintenance	40	LF	3	\$298	493
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	11	Ea.	3	\$28,454	492
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	490
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,825	491
Sub Total for System		4	items		\$33,509	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Repainting	Deferred Maintenance	30	LF	5	\$1,062	343



Facilities Feasibility Study

Putnam Elementary School Condition Assessment

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	250	LF	5	\$9,457	344
	Sub Total for System	2	items		\$10,519	
	Sub Total for Building 03 - Building 03	22	items		\$852,049	

Building: 04 - Building 04

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$45,992	509
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	3	Ea.	3	\$3,395	508
	Sub Total for System	2	items		\$49,387	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Shingle Roof Requires Replacement	Capital Renewal	8,692	SF	1	\$62,615	469
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	100	LF	2	\$1,580	468
	Sub Total for System	2	items		\$64,195	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	2	\$8,955	347
Note: 4x4						
Exterior Metal Door Requires Repainting	Deferred Maintenance	9	Door	3	\$1,594	346
	Sub Total for System	2	items		\$10,549	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	19	Door	3	\$52,824	353
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	400	SF	3	\$4,101	348
The Vinyl Composition Tile Requires Replacement	Capital Renewal	500	SF	3	\$5,088	351
Interior CMU Walls Require Repainting	Capital Renewal	600	SF	4	\$980	350
The Concrete Flooring Requires Repair or Repainting	Deferred Maintenance	300	SF	5	\$905	352
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	300	SF	5	\$936	349
	Sub Total for System	6	items		\$64,835	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$534	510
Steam/HW Unit Heater Requires Replacement	Capital Renewal	6	Ea.	3	\$7,429	496
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$8,237	497
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	3	\$2,842	498
Note: Kitchen						
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	8,692	SF	4	\$43,805	495
	Sub Total for System	5	items		\$62,848	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stage Lighting Is Damaged, Broken Or Deficient	Functional Deficiency	9	Ea.	2	\$13,441	511
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$36,236	513
Note: 1200 amp						
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$28,216	512
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	514
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	5	EACH	4	\$5,059	515
	Sub Total for System	5	items		\$86,311	
	Sub Total for Building 04 - Building 04	22	items		\$338,124	

Building: 06 - Building 06

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	3	\$4,404	516
	Sub Total for System	1	items		\$4,404	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	4	Door	3	\$551	355



Facilities Feasibility Study

Putnam Elementary School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete / CMU Exterior Requires Repair Location: Mortar joint at corner	Deferred Maintenance	10	SF Wall	4	\$86	354
Sub Total for System		2	items		\$637	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	100	SF	3	\$798	356
The Vinyl Composition Tile Requires Replacement	Capital Renewal	300	SF	3	\$2,376	359
Interior Toilet Partition Requires Repair	Deferred Maintenance	5	Ea.	4	\$1,939	358
Interior Doors Require Repainting	Deferred Maintenance	16	Door	5	\$888	360
Interior Gypboard Walls Require Repainting	Deferred Maintenance	800	SF Wall	5	\$2,381	357
Sub Total for System		5	items		\$8,381	

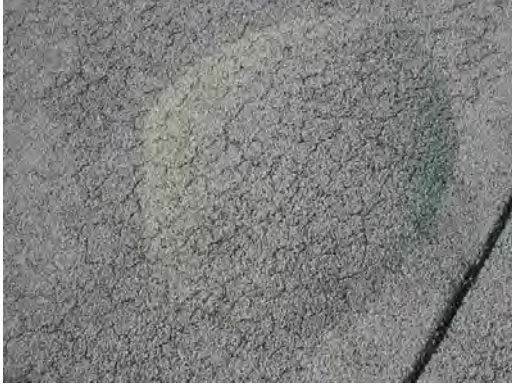
Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Repainting	Deferred Maintenance	200	LF	5	\$5,888	361
Sub Total for System		1	items		\$5,888	
Sub Total for Building 06 - Building 06		9	items		\$19,311	
Total for Campus		103	items		\$2,290,859	

Buildings with no reported deficiencies

- 05 - Building 05
- 381 - Transportable-381
- 386 - Transportable-386
- 391 - Transportable-391
- 393 - Transportable-393
- 400 - Transportable-400
- 503 - Transportable-503
- 505 - Transportable-505
- 612 - Transportable-612
- 652 - Transportable-652
- 671 - Transportable-671
- 692 - Transportable-692

Putnam Elementary School Condition Assessment
Supporting Photos



Putnam ES - Bubbling Roofing Material



Putnam ES - Canopy at Play Area



Putnam ES - Classroom 01



Putnam ES - Classroom 02



Putnam ES - Classroom 03



Putnam ES - Corridor Finishes 01



Putnam ES - Corridor Finishes 02



Putnam ES - Corrosion on Covered Walkway



Putnam ES - Crack in Interior Wall



Putnam ES - Cracked Roof Flashing



Putnam ES - Damaged Exterior Brick



Putnam ES - Exterior Finishes 01



Putnam ES - Library 01



Putnam ES - Library 02



Putnam ES - Paint Peeling on Roof Trim



Putnam ES - Playground Equipment



Putnam ES - Roof Flashing 01



Putnam ES - Roof Flashing 02



Putnam ES - Roof General Condition 01



Putnam ES - Roof General Condition 02



Putnam ES - Roof General Condition 03



Putnam ES - Roof General Condition 04



Putnam ES - Roof General Condition 05



Putnam ES - Typical Exterior Finishes





Facilities Feasibility Study
Richardson Middle School Condition Assessment

Summary of Findings

The Richardson Middle School Facility located at 11350 Loma Franklin Drive in El Paso, Texas, was built in 1997. It comprises 149,572 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$848,480.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$164,654	.00%	\$607,449	.00%	\$0.00	\$442,795
01	Main Building	131,665	1997	\$681,758	2.89%	\$2,472,363	10.46%	\$5.18	\$1,790,605
02	2010 Addition	12,924	2010	\$1,103	.05%	\$40,497	1.75%	\$0.09	\$39,394
03	Mechanical Building	1,527	1997	\$965	.35%	\$117,687	42.94%	\$0.63	\$116,722
314	Transportable-314	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
349	Transportable-349	864	1976	\$0	.00%	\$0	.00%	\$0.00	\$0
374	Transportable-374	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
409	Transportable-0409	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		149,572		\$848,480	3.24%	\$3,237,996	12.35%	\$5.67	\$2,389,516

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$10,946	\$153,708	\$164,654
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$11,578	-	-	\$11,578
Interior	-	\$3,941	\$565,428	-	\$100,609	\$669,978
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	\$2,270	\$2,270
Other	-	-	-	-	-	\$0
Total	\$0	\$3,941	\$577,006	\$10,946	\$256,587	\$848,480

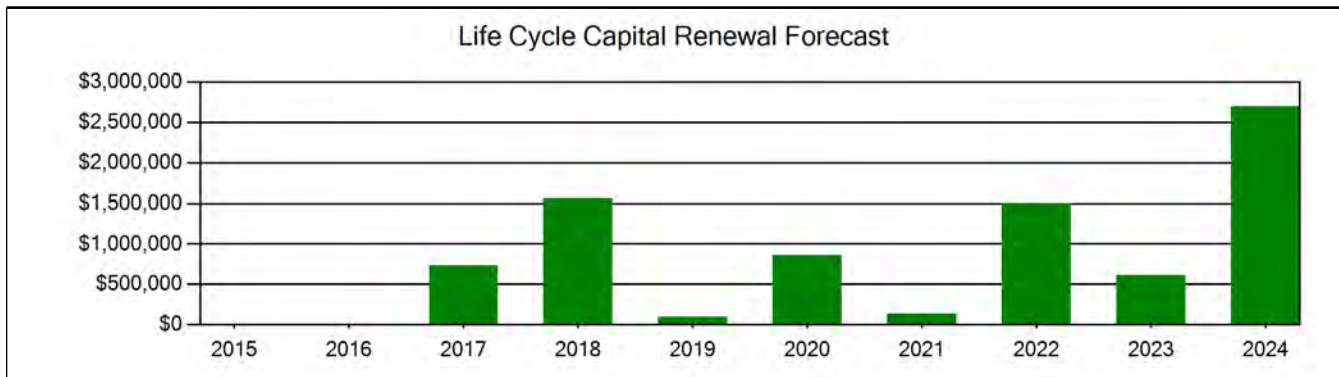
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	164,654	0	0	442,795	0	0	0	0	416,540	0	0	\$859,335	\$5.88
Roofing	0	0	0	0	0	0	0	0	0	0	104,579	\$104,579	\$0.72
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	11,578	0	0	0	621,119	0	64,400	0	332,424	0	0	\$1,017,943	\$6.97
Interior	669,978	0	0	287,230	643,490	38,319	92,128	123,117	12,249	615,136	18,986	\$1,830,655	\$12.53
Mechanical	0	0	0	0	294,146	3,676	0	0	569,517	0	607,090	\$1,474,429	\$10.09
Electrical	0	0	0	0	0	0	0	0	0	0	1,964,462	\$1,964,462	\$13.44
Plumbing	0	0	0	0	0	58,741	6,644	10,754	4,874	0	0	\$81,013	\$0.55
Fire and Life Safety	0	0	0	0	0	0	644,788	0	0	0	0	\$644,788	\$4.41
Technology	0	0	0	0	0	0	0	0	165,014	0	0	\$165,014	\$1.13
Conveyances	0	0	0	0	0	0	9,974	0	0	0	0	\$9,974	\$0.07
Specialties	2,270	0	0	0	0	0	41,778	0	0	0	0	\$41,778	\$0.29
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	848,480	0	0	730,025	1,558,755	100,736	859,712	133,871	1,500,618	615,136	2,695,117	\$8,193,970	\$56.08





Richardson Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Richardson Middle School facility has an overall FCI of 3.2%

The total current cost for all building deficiencies is \$848,480. There are \$164,654 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,389,516. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$26,223,439.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Richardson Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement Note: Tennis nets missing and poles rusted	Deferred Maintenance	3	Ea.	4	\$10,946	2693
Play Field Requires Regrading Note: Repair grass for two football fields and one baseball field	Deferred Maintenance	135,000	SF	5	\$153,708	2692
Sub Total for System		2	items		\$164,654	
Sub Total for School and Site Level		2	items		\$164,654	

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 69 @ 7 x 3	Deferred Maintenance	69	Door	3	\$9,511	2694
Sub Total for System		1	items		\$9,511	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: 2 @ 7 x 3; Replace with library doors	Capital Renewal	2	Door	2	\$3,941	2703
Interior Doors Require Replacement Note: 2 @ 7 x 3; replace library entry doors; repaint all others	Capital Renewal	2	Door	3	\$4,327	2701
The Carpet Flooring Requires Replacement Note: Instrument/Band Room X225	Capital Renewal	1,332	SF	3	\$12,388	2698
The Suspended Ceiling Grid and Tiles Require Replacement Note: Kitchen near range, gym entry, leak in science storage X106, misc stains in halls + cafeteria + Band X225	Capital Renewal	2,664	SF	3	\$21,257	2695
The Vinyl Composition Tile Requires Replacement Note: Classrooms + storage, misc damage in hallways including water damage at east entry doors	Capital Renewal	66,596	SF	3	\$527,455	2699
Interior Doors Require Repainting Note: 253 @ 7 x 3	Deferred Maintenance	253	Door	5	\$14,042	2702
Interior Gypboard Walls Require Repainting Note: cafeteria, gym, locker rooms, hallways	Deferred Maintenance	28,000	SF Wall	5	\$83,331	2697
The Gypboard Ceilings Are Damaged And Requires Repainting Note: Repaint boys locker room X233	Deferred Maintenance	1,332	SF	5	\$3,236	2696
Sub Total for System		8	items		\$669,978	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Repainting Note: LOCKERS REQUIRE NEW PAINT (6' TALL) Location: NORTHEAST MUSIC BUILDING	Deferred Maintenance	98	Ea.	5	\$2,270	1840
Sub Total for System		1	items		\$2,270	
Sub Total for Building 01 - Main Building		10	items		\$681,758	

Building: 02 - 2010 Addition

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 8 @ 7 x 3	Deferred Maintenance	8	Door	3	\$1,103	2709
Sub Total for System		1	items		\$1,103	
Sub Total for Building 02 - 2010 Addition		1	items		\$1,103	

Building: 03 - Mechanical

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 7 @ 7 x 3	Deferred Maintenance	7	Door	3	\$965	2710
Sub Total for System		1	items		\$965	
Sub Total for Building 03 - Mechanical		1	items		\$965	
Total for Campus		14	items		\$848,480	



Facilities Feasibility Study

Richardson Middle School Condition Assessment

Buildings with no reported deficiencies

314 - Transportable-314

349 - Transportable-349

374 - Transportable-374

409 - Transportable-0409

Richardson Middle School Condition Assessment
Supporting Photos



Richardson MS - Classroom



Richardson MS - Corridor Finishes



Richardson MS - Elevation



Richardson MS - Entry



Richardson MS - Library



Richardson MS - Mechanical Building Elevation



Richardson MS - Metal Roof



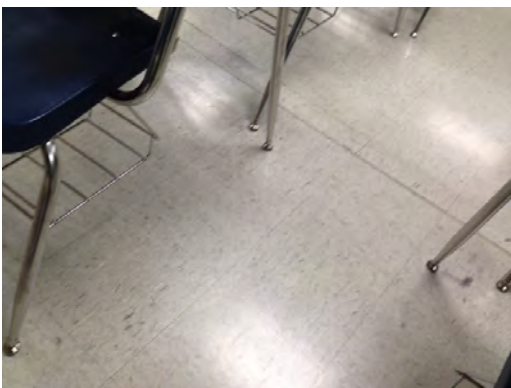
Richardson MS - Roof Exhaust



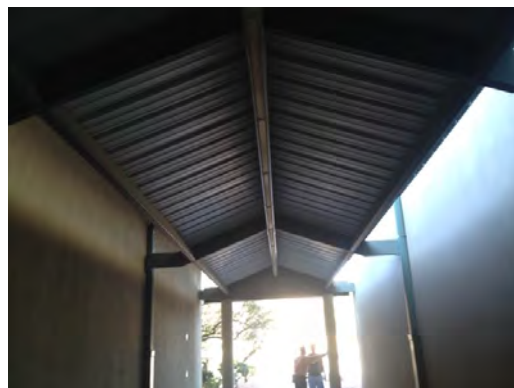
Richardson MS - Classroom 02



Richardson MS - Water Damaged VCT Flooring



Richardson MS - Worn VCT Flooring



Richardson MS - Covered Walkway



Facilities Feasibility Study
 Rivera Elementary School Condition Assessment

Summary of Findings

The Rivera Elementary School Facility located at 6445 Escondido in El Paso, Texas, was built in 1975. It comprises 70,299 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$725,212.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$73,742	.00%	\$141,280	.00%	\$0.00	\$67,538
01	Main Building	64,251	1975	\$651,469	5.67%	\$3,058,389	26.60%	\$10.14	\$2,406,920
264	Transportable-264	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
270	Transportable-270	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
311	Transportable-0311	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
405	Transportable-405	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
508	Transportable-508	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
678	Transportable-678	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
768	Transportable-768	864	1992	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		70,299		\$725,212	6.31%	\$3,199,670	27.83%	\$10.32	\$2,474,458

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$3,035	\$70,708	-	\$73,742
Roofing	\$70,705	\$56,908	\$25,856	\$806	-	\$154,274
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	\$1,892	-	\$1,892
Interior	-	-	\$326,263	\$50,481	-	\$376,744
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$111,247	-	-	-	\$111,247
Plumbing	-	-	-	\$7,312	-	\$7,312
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$70,705	\$168,155	\$355,153	\$131,199	\$0	\$725,212

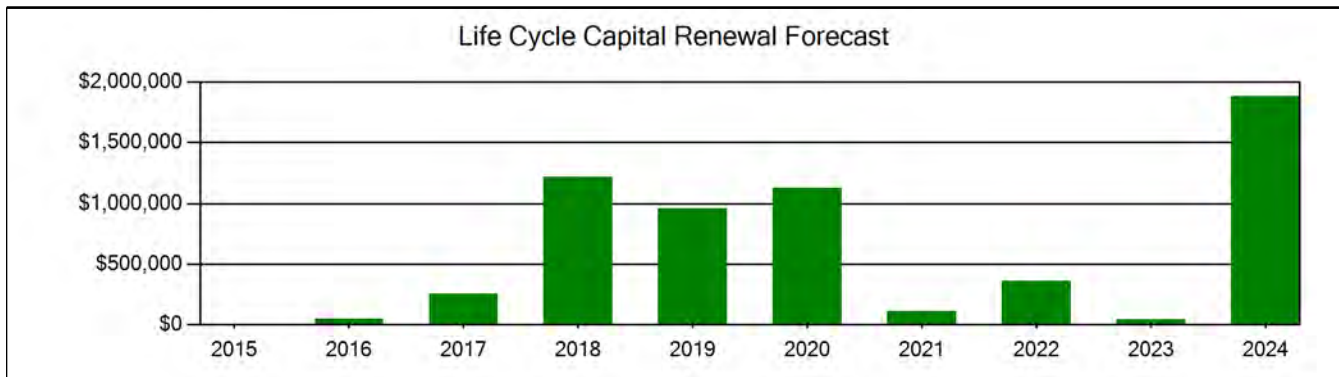
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	73,742	0	0	0	67,538	0	0	110,699	23,841	0	0	\$202,078	\$3.15
Roofing	154,274	0	0	0	0	36,742	0	0	0	0	0	\$36,742	\$0.57
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,892	0	46,331	5,992	0	0	37,314	0	75,191	29,778	1,270,122	\$1,464,728	\$22.80
Interior	376,744	0	0	69,923	159,949	656,535	659,674	0	264,070	0	551,683	\$2,361,834	\$36.76
Mechanical	0	0	0	0	915,598	132,092	0	0	0	0	9,509	\$1,057,199	\$16.45
Electrical	111,247	0	0	0	0	42,410	0	0	0	0	52,407	\$94,817	\$1.48
Plumbing	7,312	0	0	58,734	0	91,586	0	0	0	16,135	0	\$166,455	\$2.59
Fire and Life Safety	0	0	0	119,218	0	0	0	0	0	0	0	\$119,218	\$1.86
Technology	0	0	0	0	71,810	0	0	0	0	0	0	\$71,810	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	425,343	0	0	0	0	\$425,343	\$6.62
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	725,212	0	46,331	253,867	1,214,895	959,365	1,122,331	110,699	363,102	45,913	1,883,721	\$6,000,224	\$93.39



Rivera Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Rivera Elementary School facility has an overall FCI of 6.3%

The total current cost for all building deficiencies is \$725,212. There are \$73,742 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,474,458. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,496,431.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Rivera Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	250	SF	3	\$3,035	585
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	1,700	LF	4	\$67,538	584
Site Drainage Requires Regrading	Deferred Maintenance	5,000	SF	4	\$3,169	583
Sub Total for System		3	items		\$73,742	
Sub Total for School and Site Level		3	items		\$73,742	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	5,215	SF	1	\$70,705	575
Note: section 1						
Curbs Require Reflashing	Deferred Maintenance	400	LF	2	\$22,890	571
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	1,000	LF	2	\$26,699	570
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	200	LF	2	\$2,459	572
Metal Roof-To-Curb Flashings Are Damaged And Should Be Resealed	Deferred Maintenance	600	LF	2	\$4,859	573
Ballast Coating Is Missing Or Damaged And Should Be Replaced	Deferred Maintenance	5,300	SF	3	\$25,856	574
The Roof Requires Cleaning	Deferred Maintenance	6,000	SF	4	\$806	576
Sub Total for System		7	items		\$154,274	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Requires Replacement	Capital Renewal	40	SF Wall	4	\$1,892	586
Sub Total for System		1	items		\$1,892	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	26,000	SF	3	\$207,460	587
The Vinyl Composition Tile Requires Replacement	Capital Renewal	15,000	SF	3	\$118,803	615
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	3,000	SF Wall	4	\$50,481	588
Sub Total for System		3	items		\$376,744	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$14,250	611
The Panelboard Requires Replacement	Capital Renewal	9	Ea.	2	\$23,527	612
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$33,735	613
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$39,735	614
Sub Total for System		4	items		\$111,247	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	3	Ea.	4	\$7,312	608
Sub Total for System		1	items		\$7,312	
Sub Total for Building 01 - Main Building		16	items		\$651,469	
Total for Campus		19	items		\$725,212	

Buildings with no reported deficiencies

264 - Transportable-264

270 - Transportable-270

311 - Transportable-0311

405 - Transportable-405

508 - Transportable-508

678 - Transportable-678

768 - Transportable-768

Rivera Elementary School Condition Assessment
Supporting Photos



Rivera ES - Asphalt Paving



Rivera ES - Damaged Cove Base



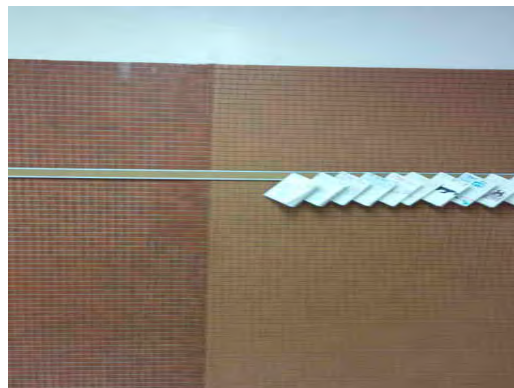
Rivera ES - Damaged Interior Ceramic Tile Wall



Rivera ES - Debris on Roof



Rivera ES - Exterior Brick



Rivera ES - Mismatched Ceramic Tile



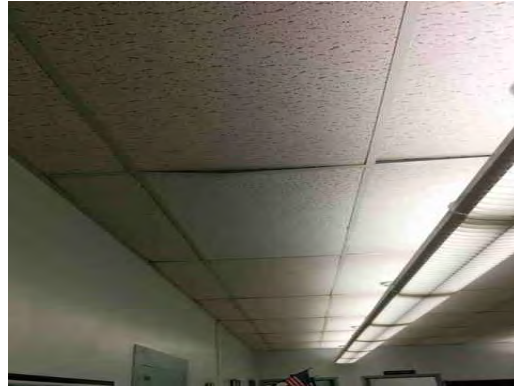
Rivera ES - Roof Drain



Rivera ES - Roof Exhaust



Rivera ES - Rooftop Equipment



Rivera ES - Sagging Acoustical Ceiling and Grid



Rivera ES - Typical Aged Windows



Facilities Feasibility Study
 Roberts Elementary School Condition Assessment

Summary of Findings

The Roberts Elementary School Facility located at 341 Thorn in El Paso, Texas, was built in 1968. It comprises 80,521 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,804,304.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$217,115	.00%	\$551,813	.00%	\$0.00	\$334,698
01	Main Building	52,955	1968	\$1,225,723	12.94%	\$2,948,934	31.12%	\$23.15	\$1,723,211
02	Classroom Addition	20,654	1978	\$361,465	9.78%	\$1,029,877	27.87%	\$17.50	\$668,412
208	Transportable-208	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
209	Transportable-209	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
210	Transportable-210	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
236	Transportable-236	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
265	Transportable-265	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
284	Transportable-284	864	1970	\$0	.00%	\$0	.00%	\$0.00	\$0
382	Transportable-382	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
820	Transportable-820	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		80,521		\$1,804,304	13.70%	\$4,530,625	34.40%	\$22.41	\$2,726,321

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$98,399	\$70,326	\$48,390	\$217,115
Roofing	\$198,036	\$4,886	\$9,845	\$83,007	-	\$295,775
Structural	-	-	-	-	-	\$0
Exterior	-	\$531,054	-	\$106,190	\$71,427	\$708,671
Interior	-	\$1,971	\$206,142	\$316,128	\$15,424	\$539,664
Mechanical	-	-	\$24,061	-	-	\$24,061
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	\$19,018	-	-	-	\$19,018
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$198,036	\$556,929	\$338,447	\$575,652	\$135,240	\$1,804,304

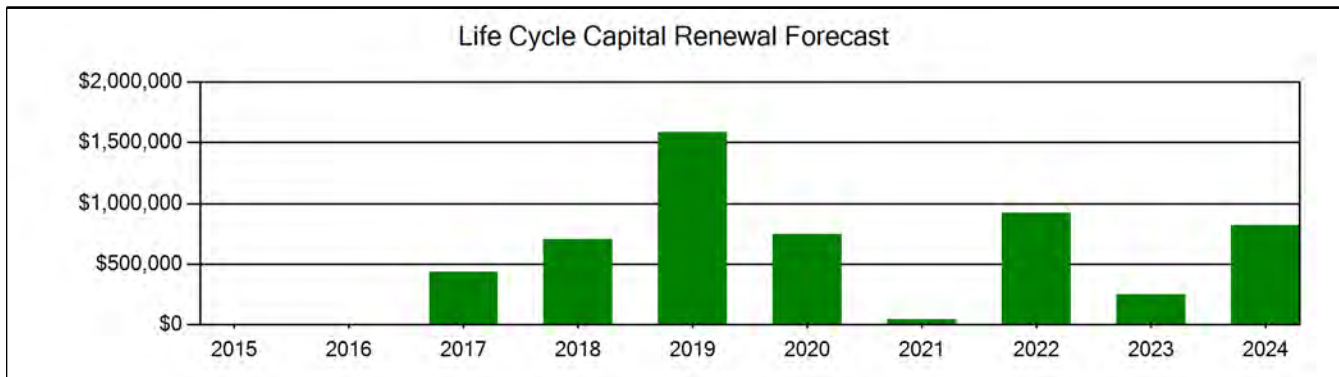
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	217,115	0	0	98,399	119,185	117,114	0	0	0	0	151,735	\$486,433	\$6.61
Roofing	295,775	0	0	0	0	0	0	0	63,723	0	477,661	\$541,384	\$7.35
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	708,671	0	0	0	0	0	4,487	33,539	11,664	0	0	\$49,690	\$0.68
Interior	539,664	0	0	0	361,863	2,509	732,658	9,652	142,404	0	194,317	\$1,443,403	\$19.61
Mechanical	24,061	0	0	0	137,935	479,512	0	0	351,640	0	0	\$969,087	\$13.17
Electrical	0	0	0	0	0	981,788	0	0	355,075	0	0	\$1,336,863	\$18.16
Plumbing	0	0	0	17,541	2,437	4,302	10,931	0	0	250,290	0	\$285,501	\$3.88
Fire and Life Safety	19,018	0	0	321,467	0	0	0	0	0	0	0	\$321,467	\$4.37
Technology	0	0	0	0	82,269	0	0	0	0	0	0	\$82,269	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,804,304	0	0	437,407	703,689	1,585,225	748,076	43,191	924,506	250,290	823,713	\$5,516,097	\$74.94



Roberts Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Roberts Elementary School facility has an overall FCI of 13.7%

The total current cost for all building deficiencies is \$1,804,304. There are \$217,115 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,726,321. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,170,858.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Roberts Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Are Damaged And Require Replacement Note: asphalt for basketball court needs to be replaced	Capital Renewal	30,000	SF	3	\$95,364	4208
Concrete Walks Require Replacement Note: epoxy coat- walkway at 2nd story entrance to classroom addition needs to be replaced	Capital Renewal	250	SF	3	\$3,035	4209
Backstops Are Damaged And Require Replacement Note: replace backstop at baseball field	Deferred Maintenance	1	Ea.	4	\$8,841	4211
Exterior Basketball Goals Are Damaged And Require Replacement Note: replace all basketball goals	Deferred Maintenance	10	Ea.	4	\$61,485	4212
Play Field Requires Regrading Note: regrade baseball field	Deferred Maintenance	42,500	SF	5	\$48,390	4210
Sub Total for System		5	items		\$217,115	
Sub Total for School and Site Level		5	items		\$217,115	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	3,028	SF	1	\$24,502	1352
The Sprayed Poly Foam Roof Covering Requires Replacement Note: located on middle wing of main bldg	Capital Renewal	14,800	SF	1	\$173,534	1353
Expansion Joint Cover Should Be Replaced	Deferred Maintenance	25	LF	2	\$2,300	1351
Membrane Flashings At Drain Requires Repair	Deferred Maintenance	8	Ea.	2	\$2,434	1356
The Roof Drains Require Cleaning	Deferred Maintenance	8	Ea.	2	\$151	1355
Drains And Piping Are Needed To Eliminate Ponding	Functional Deficiency	4	Ea.	3	\$9,845	1357
The Roof Requires Cleaning	Deferred Maintenance	35,127	SF	4	\$83,007	1354
Sub Total for System		7	items		\$295,775	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: qty 226- 6'x3' (all windows to be replaced)	Capital Renewal	4,068	SF	2	\$338,828	1327
Exterior Ceramic Tile veneer Note: replace all ceramic tile on exterior of building Location: beneath all windows	Deferred Maintenance	5,296	SF	4	\$106,190	1338
The Exterior Requires Cleaning Note: all the exterior brick needs to be cleaned, especially where there was once graffiti	Deferred Maintenance	40,000	SF Wall	5	\$71,427	1325
Sub Total for System		3	items		\$516,445	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	1	Door	2	\$1,971	4213
The Overhead Door Requires Replacement	Capital Renewal	3	Door	2	\$30,308	1341
Interior Doors Require Replacement	Capital Renewal	72	Door	3	\$155,788	1340
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,000	SF	3	\$31,442	1330
Adhered acoustical ceiling tile	Deferred Maintenance	10,591	SF	4	\$84,306	4214
Ceiling Grid Requires Replacement	Capital Renewal	2,648	SF	4	\$11,885	1342
Interior Ceramic Walls Require Repair Or Replacement Note: all ceramic tile on floors needs to be replaced (restrooms)	Capital Renewal	2,500	SF Wall	4	\$42,068	1329
Interior Storefront Doors Require Replacement	Capital Renewal	1	Door	4	\$4,078	1339
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,500	SF	5	\$12,447	1328
Sub Total for System		9	items		\$374,292	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Kitchen Air/Exhaust is Inadequate and Should be Repaired	Deferred Maintenance	1	Ea.	3	\$2,111	1434
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	10	Ea.	3	\$18,082	4215
Sub Total for System		2	items		\$20,193	



Facilities Feasibility Study

Roberts Elementary School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Capital Renewal	2	Ea.	2	\$19,018	1435
Sub Total for System		1	items		\$19,018	
Sub Total for Building 01 - Main Building		22	items		\$1,225,723	

Building: 02 - Classrom Addition

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	1,944	SF	2	\$161,918	1343
Note: qty 108- 6'x3' replace all exterior windows						
Sub Total for System		1	items		\$161,918	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,000	SF	3	\$15,721	1347
Note: all ceramic tile floor in restrooms need to be replaced						
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	400	SF	3	\$3,192	1344
Note: about 2% of all ceiling tile throughout classroom addition building needs to be replaced due to staining						
Adhered acoustical ceiling tile	Deferred Maintenance	15,491	SF	4	\$123,310	1350
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	3,000	SF Wall	4	\$50,481	1346
Note: ceramic tile on walls in restroom & main corridor need to be replaced						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	1,000	SF Wall	5	\$2,976	1345
Note: walls in restrooms need to be repainted						
Sub Total for System		5	items		\$195,680	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Compressor is Inoperable and Requires Replacement	Deferred Maintenance	1	Ea.	3	\$3,867	1443
Note: air compressor is too small						
Sub Total for System		1	items		\$3,867	
Sub Total for Building 02 - Classrom Addition		7	items		\$361,465	
Total for Campus		34	items		\$1,804,304	

Buildings with no reported deficiencies

- 208 - Transportable-208
- 209 - Transportable-209
- 210 - Transportable-210
- 236 - Transportable-236
- 265 - Transportable-265
- 284 - Transportable-284
- 382 - Transportable-382
- 820 - Transportable-820

Roberts Elementary School Condition Assessment
Supporting Photos



Roberts ES - Boiler



Roberts ES - Cafeteria



Roberts ES - Clogged Roof Drain



Roberts ES - Corrosion at Stairs 01



Roberts ES - Corrosion at Stairs 02



Roberts ES - Cracked in Paved Play Area



Roberts ES - Damaged Interior Tile Wall



Roberts ES - Damaged Paving at Track



Roberts ES - Damaged VCT at Entry



Roberts ES - Evidence of Ponding on Roof



Roberts ES - Expansion Joint



Roberts ES - Exterior Brick Requires Cleaning



Roberts ES - Exterior Finishes 02



Roberts ES - Exterior Finishes



Roberts ES - Fan Coil Unit



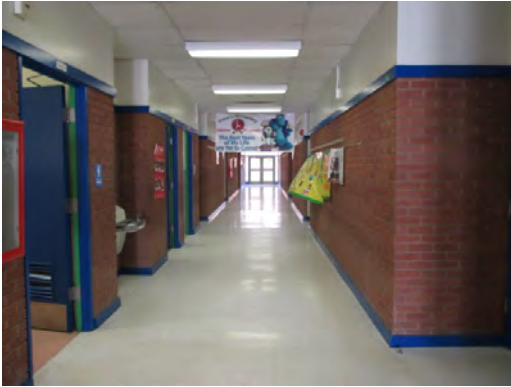
Roberts ES - Hallway Finishes



Roberts ES - Kitchen Roof Exhaust



Roberts ES - Library



Roberts ES - Main Building Corridor



Roberts ES - Main Building Window



Roberts ES - Main Building



Roberts ES - Main Entry



Roberts ES - Marquee



Roberts ES - Parking Area



Roberts ES - Playground



Roberts ES - Roof Debris



Roberts ES - Roof Debris



Roberts ES - Roof General Condition



Roberts ES - Stained Ceiling Tiles



Roberts ES - Typical Classroom



Roberts ES - Typical Windows



Roberts ES - Worn Epoxy Coated Walkway



Facilities Feasibility Study
 Ross Middle School Condition Assessment

Summary of Findings

The Ross Middle School Facility located at 6101 Hughley in El Paso, Texas, was built in 1959. It comprises 135,520 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,812,334.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$329,243	.00%	\$594,032	.00%	\$0.00	\$264,789
01	Main Building	52,653	1959	\$1,823,711	19.30%	\$3,297,829	34.90%	\$34.64	\$1,474,118
02	400/500 Wing	10,955	1959	\$361,563	18.39%	\$603,547	30.70%	\$33.00	\$241,984
03	700/800 Wing	23,873	1959	\$808,744	18.88%	\$1,321,198	30.84%	\$33.88	\$512,454
04	Gym Building	16,515	1980	\$201,810	6.81%	\$410,096	13.84%	\$12.22	\$208,286
05	Field House	2,556	1959	\$100,056	21.81%	\$250,896	54.69%	\$39.15	\$150,840
06	Music Building	5,190	1959	\$73,115	7.85%	\$275,674	29.60%	\$14.09	\$202,559
07	Cafeteria Building	11,075	1959	\$98,191	4.94%	\$479,116	24.10%	\$8.87	\$380,925
08	Locker Room Building	4,927	1959	\$15,901	1.80%	\$151,731	17.16%	\$3.23	\$135,830
215	Transportable-0215	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
377	Transportable-377	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
607	Transportable-607	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
674	Transportable-674	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
760	Transportable-760	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
778	Transportable-778	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
783	Transportable-783	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
806	Transportable-806	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
843	Transportable-843	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		135,520		\$3,812,334	16.63%	\$7,384,119	32.21%	\$28.13	\$3,571,785

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$14,594	\$314,648	\$329,243
Roofing	\$542,660	\$352,530	\$41,484	\$224,645	-	\$1,161,318
Structural	-	-	-	-	-	\$0
Exterior	-	\$1,312,393	-	-	-	\$1,312,393
Interior	-	-	\$192,382	\$13,006	\$48,380	\$253,769
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$43,997	\$4,003	\$97,423	-	\$145,422
Plumbing	-	-	\$2,073	\$14,873	-	\$16,946
Fire and Life Safety	-	\$400,456	-	-	-	\$400,456



Facilities Feasibility Study
Ross Middle School Condition Assessment

Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$542,660	\$2,109,376	\$239,942	\$364,540	\$363,029	\$3,619,548

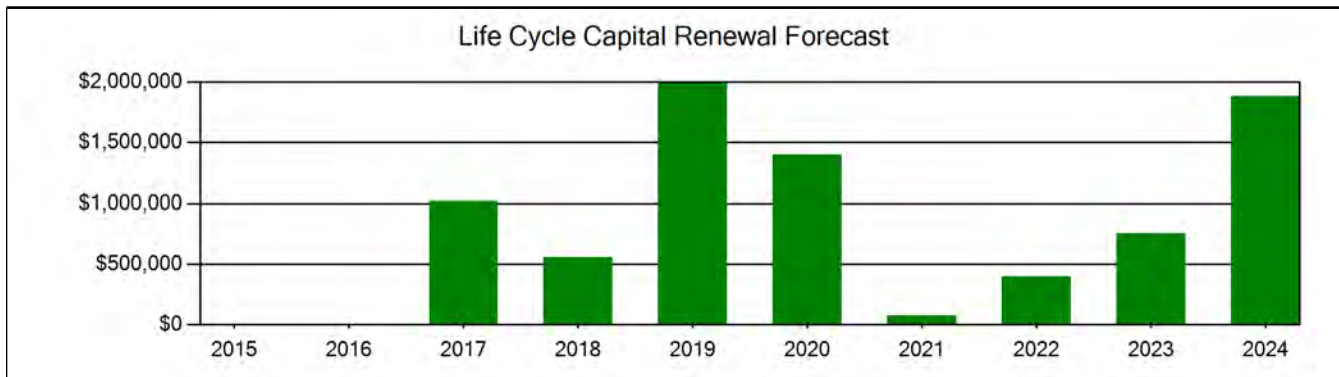
Life Cycle Capital Renewal Forecast

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The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	329,243	0	0	264,789	0	0	0	0	36,891	0	0	\$301,680	\$2.36
Roofing	1,161,318	0	0	0	0	33,069	0	0	0	0	104,673	\$137,742	\$1.08
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	1,312,393	0	6,563	0	82,677	507,583	579,861	0	0	6,563	8,323	\$1,191,570	\$9.33
Interior	253,769	0	0	33,427	214,053	342,818	304,554	74,943	37,736	149,807	0	\$1,157,338	\$9.06
Mechanical	0	0	0	0	81,684	684,600	0	0	282,498	0	369,717	\$1,418,499	\$11.10
Electrical	145,422	0	0	0	0	396,478	0	0	40,390	0	1,401,597	\$1,838,465	\$14.39
Plumbing	16,946	0	0	29,769	2,437	24,855	199,116	0	0	599,821	0	\$855,998	\$6.70
Fire and Life Safety	400,456	0	0	295,668	0	0	0	0	0	0	0	\$295,668	\$2.31
Technology	0	0	0	0	178,093	0	0	0	0	0	0	\$178,093	\$1.39
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	393,222	0	0	316,761	0	0	0	0	\$709,983	\$5.56
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,619,548	0	6,563	1,016,875	558,944	1,989,403	1,400,292	74,943	397,515	756,191	1,884,310	\$8,085,036	\$63.29



Ross Middle School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Ross Middle School facility has an overall FCI of 16.6%

The total current cost for all building deficiencies is \$3,812,334. There are \$329,243 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,571,785. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$22,926,216.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Ross Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	4	\$14,594	1997
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	25,000	SF	5	\$314,288	1996
Paving Requires Restriping	Deferred Maintenance	25	CAR	5	\$360	1995
Sub Total for System		3	items		\$329,243	
Sub Total for School and Site Level		3	items		\$329,243	

Building: 01 - Main Building

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Roof Subdeck Is Damaged And Requires Replacement	Deferred Maintenance	6,000	SF	2	\$192,787	2015
Sub Total for System		0	items		\$192,787	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	16,250	SF	1	\$283,089	2016
Gutter Screens Are Missing And Needed	Deferred Maintenance	450	LF	2	\$141,602	2018
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	60	LF	2	\$948	2014
Roof access ladder requires replacement	Deferred Maintenance	80	LF	3	\$26,210	1968
Note: Roof access ladders too short, no safety railing. Replace with ladders that meet code.						
Gutters Are Missing And Needed	Functional Deficiency	275	LF	4	\$109,340	2017
Sub Total for System		5	items		\$561,189	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Glass Wall Requires Replacement (Bldg SF)	Capital Renewal	527	SF	2	\$13,366	2013
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	6,912	SF	2	\$739,740	2000
Note: 384@6x3						
The Glass Pane Is Damaged In The Exterior Window:	Deferred Maintenance	50	SF	2	\$4,715	1999
Sub Total for System		3	items		\$757,821	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	350	SF	3	\$4,183	2005
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	1,000	SF	3	\$20,200	2007
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	2,633	SF	3	\$1,538	2002
The Vinyl Composition Tile Requires Replacement	Capital Renewal	7,000	SF	3	\$71,238	2006
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	30	SF Wall	4	\$649	2004
The Plaster Ceilings Are Damaged And Requires Repair	Deferred Maintenance	150	SF	4	\$2,291	2003
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	5,266	SF	5	\$33,690	2001
Sub Total for System		7	items		\$133,788	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	2049
Note: Replace both the panelboard and 60 amp sub-panel						
Sub Total for System		1	items		\$3,359	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	3	\$2,073	2055
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	2054
Sub Total for System		2	items		\$4,837	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	52,653	SF	2	\$169,930	2051
Sub Total for System		1	items		\$169,930	
Sub Total for Building 01 - Main Building		19	items		\$1,823,711	



Facilities Feasibility Study

Ross Middle School Condition Assessment

Building: 02 - 400/500 Wing

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Repaired Note: Broken Lens	Deferred Maintenance	1	Ea.	3	\$501	2100
The Canopy Lighting Requires Replacement	Deferred Maintenance	7	Ea.	4	\$15,953	2092
Sub Total for System		2	items		\$16,454	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Screens Are Missing And Needed	Deferred Maintenance	350	LF	2	\$110,135	2091
Sub Total for System		1	items		\$110,135	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 80@6x3	Capital Renewal	1,440	SF	2	\$154,113	2071
Sub Total for System		1	items		\$154,113	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	4,200	SF	3	\$42,743	2073
Sub Total for System		1	items		\$42,743	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	2109
Sub Total for System		1	items		\$2,764	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	10,955	SF	2	\$35,356	2093
Sub Total for System		1	items		\$35,356	
Sub Total for Building 02 - 400/500 Wing		7	items		\$361,563	

Building: 03 - 700/800 Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	12,400	SF	1	\$216,019	2158
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	60	LF	2	\$948	2157
The Metal Downspouts Require Replacement	Deferred Maintenance	200	LF	3	\$10,533	2160
Gutters Are Missing And Needed	Functional Deficiency	200	LF	4	\$79,520	2159
Sub Total for System		4	items		\$307,020	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Glass Wall Requires Replacement (Bldg SF)	Capital Renewal	239	SF	2	\$6,062	2155
The Aluminum Window Is Damaged And Requires Replacement Note: 186@6x3	Capital Renewal	3,348	SF	2	\$358,312	2120
Sub Total for System		2	items		\$364,373	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Required Power Assist Device Note: Automatic door opener at Girl's Restroom is not compliant and does not operate properly	ADA Compliance	1	Ea.	3	\$11,317	1969
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	1,860	SF	3	\$19,070	2128
The Vinyl Composition Tile Requires Replacement	Capital Renewal	2,000	SF	3	\$20,354	2129
Sub Total for System		3	items		\$50,741	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2189
Sub Total for System		1	items		\$6,739	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	1	Ea.	4	\$2,825	2191
Sub Total for System		1	items		\$2,825	



Facilities Feasibility Study

Ross Middle School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	23,873	SF	2	\$77,047	2190
	Sub Total for System	1	items		\$77,047	
	Sub Total for Building 03 - 700/800 Wing	12	items		\$808,744	

Building: 04 - Gymnasium

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Screens Are Missing And Needed	Deferred Maintenance	240	LF	2	\$58,775	2209
	Sub Total for System	1	items		\$58,775	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 22@3x2	Capital Renewal	132	SF	2	\$10,994	2193
The Aluminum Window Is Damaged And Requires Replacement Note: 4@2x2	Capital Renewal	16	SF	2	\$1,333	2194
	Sub Total for System	2	items		\$12,327	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,400	SF	5	\$11,950	2195
	Sub Total for System	1	items		\$11,950	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$2,614	2480
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	Capital Renewal	220	Ea.	4	\$70,076	2212
	Sub Total for System	2	items		\$72,690	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$2,437	2216
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,151	2215
	Sub Total for System	2	items		\$4,588	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	16,515	SF	2	\$41,481	2214
	Sub Total for System	1	items		\$41,481	
	Sub Total for Building 04 - Gymnasium	9	items		\$201,810	

Building: 05 - Field House

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	2,556	SF	1	\$43,552	2219
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	50	LF	2	\$790	2218
The Metal Downspouts Require Replacement	Deferred Maintenance	90	LF	3	\$4,740	2221
Gutters Are Missing And Needed	Functional Deficiency	90	LF	4	\$35,784	2220
	Sub Total for System	4	items		\$84,866	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	10	SF	3	\$202	2217
	Sub Total for System	1	items		\$202	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2222
	Sub Total for System	1	items		\$6,739	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	2,556	SF	2	\$8,249	2223
	Sub Total for System	1	items		\$8,249	
	Sub Total for Building 05 - Field House	7	items		\$100,056	



Facilities Feasibility Study

Ross Middle School Condition Assessment

Building: 06 - Music

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gutter Screens Are Missing And Needed	Deferred Maintenance	125	LF	2	\$39,334	2231
Sub Total for System		1	items		\$39,334	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 24@1x2	Capital Renewal	48	SF	2	\$5,137	2228
Sub Total for System		1	items		\$5,137	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	150	SF	3	\$1,538	2229
Vinyl/Fabric Wall Covering Requires Replacement	Capital Renewal	50	SF	5	\$259	2230
Sub Total for System		2	items		\$1,797	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	2311
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	2312
Sub Total for System		2	items		\$10,098	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	5,190	SF	2	\$16,750	2319
Sub Total for System		1	items		\$16,750	
Sub Total for Building 06 - Music		7	items		\$73,115	

Building: 07 - Cafeteria

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Canopy Lighting Requires Replacement	Deferred Maintenance	5	Ea.	4	\$11,395	2456
Sub Total for System		1	items		\$11,395	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 11@4x3	Capital Renewal	132	SF	2	\$14,127	2347
The Aluminum Window Is Damaged And Requires Replacement Note: 7@2x6	Capital Renewal	42	SF	2	\$4,495	2348
Sub Total for System		2	items		\$18,622	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plaster Ceilings Are Damaged And Requires Repair	Deferred Maintenance	659	SF	4	\$10,066	2350
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	388	SF	5	\$2,482	2349
Sub Total for System		2	items		\$12,548	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	2458
Abandoned Equipment needs to be removed Note: 800 AMP Switchgear	Deferred Maintenance	1	Ea.	3	\$3,501	2459
Sub Total for System		2	items		\$17,950	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	2477
Sub Total for System		1	items		\$1,933	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	11,075	SF	2	\$35,743	2476
Sub Total for System		1	items		\$35,743	
Sub Total for Building 07 - Cafeteria		9	items		\$98,191	



Facilities Feasibility Study
 Ross Middle School Condition Assessment

Building: 08 - Locker Rooms

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	4,927	SF	2	\$15,901	2332
	Sub Total for System	1	items		\$15,901	
	Sub Total for Building 08 - Locker Rooms	1	items		\$15,901	
	Total for Campus	74	items		\$3,812,334	

Buildings with no reported deficiencies

- 215 - Transportable-0215
- 377 - Transportable-377
- 607 - Transportable-607
- 674 - Transportable-674
- 760 - Transportable-760
- 778 - Transportable-778
- 783 - Transportable-783
- 806 - Transportable-806
- 843 - Transportable-843



Facilities Feasibility Study
Ross Middle School Condition Assessment

Ross Middle School Condition Assessment

Supporting Photos



Facilities Feasibility Study

Rusk Elementary School Condition Assessment

Summary of Findings

The Rusk Elementary School Facility located at 3601 Copia in El Paso, Texas, was built in 1915. It comprises 73,461 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$3,698,710.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$573,458	.00%	\$573,458	.00%	\$0.00	\$0
01	Main Building	50,113	1915	\$2,719,457	30.33%	\$5,213,618	58.14%	\$54.27	\$2,494,161
02	Classroom Building	10,221	1960	\$312,031	17.06%	\$872,312	47.70%	\$30.53	\$560,281
03	Library Building	4,551	1970	\$84,598	10.39%	\$273,214	33.55%	\$18.59	\$188,616
04	Gym Building	5,120	2010	\$9,166	1.00%	\$189,865	20.72%	\$1.79	\$180,699
273	Transportable-273	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
305	Transportable-305	864	1973	\$0	.00%	\$0	.00%	\$0.00	\$0
318	Transportable-318	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
812	Transportable-812	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		73,461		\$3,698,710	29.53%	\$7,122,467	56.86%	\$50.35	\$3,423,757

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$7,739	\$565,719	\$573,458
Roofing	\$185,464	\$4,417	\$136,552	-	\$3,541	\$329,973
Structural	-	-	-	-	-	\$0
Exterior	-	\$830,586	\$10,840	\$13,815	-	\$855,241
Interior	-	-	\$1,032,590	\$34,291	\$2,710	\$1,069,591
Mechanical	-	-	\$315,931	-	-	\$315,931
Electrical	-	\$328,285	\$34,754	\$2,410	-	\$365,448
Plumbing	-	-	\$5,596	\$105,734	-	\$111,331
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	\$43,067	-	-	-	\$43,067
Specialties	-	-	-	\$34,671	-	\$34,671
Other	-	-	-	-	-	\$0
Total	\$185,464	\$1,206,355	\$1,536,263	\$198,660	\$571,970	\$3,698,710

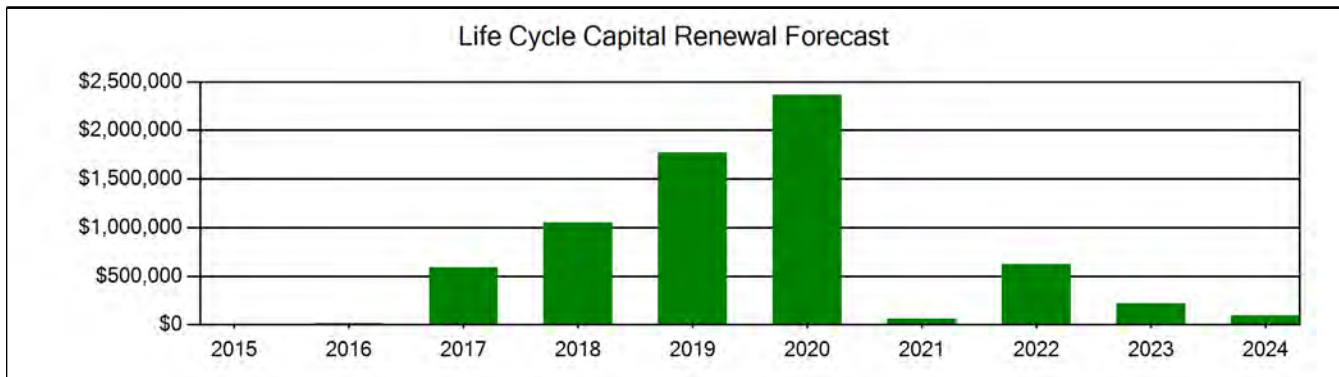
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	573,458	0	0	0	0	0	0	57,399	89,052	0	0	\$146,451	\$2.09
Roofing	329,973	0	0	0	0	0	15,374	0	18,434	0	36,413	\$70,221	\$1.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	855,241	0	0	0	399,780	0	0	0	108,853	20,773	0	\$529,406	\$7.56
Interior	1,069,591	0	13,474	163,080	484,596	2,917	230,596	0	245,237	36,417	1,087	\$1,177,404	\$16.82
Mechanical	315,931	0	0	0	52,586	613,349	911,518	0	157,696	0	53,972	\$1,789,121	\$25.56
Electrical	365,448	0	0	0	0	1,145,208	0	0	7,296	0	0	\$1,152,504	\$16.46
Plumbing	111,331	0	0	28,553	15,495	6,430	470,369	4,302	0	164,644	0	\$689,793	\$9.85
Fire and Life Safety	0	0	0	396,753	0	0	0	0	0	0	0	\$396,753	\$5.67
Technology	0	0	0	0	101,536	0	0	0	0	0	0	\$101,536	\$1.45
Conveyances	43,067	0	0	0	0	0	334,684	0	0	0	0	\$334,684	\$4.78
Specialties	34,671	0	0	0	0	0	401,712	0	0	0	0	\$401,712	\$5.74
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,698,710	0	13,474	588,386	1,053,993	1,767,904	2,364,253	61,701	626,568	221,834	91,472	\$6,789,585	\$96.99





Rusk Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Rusk Elementary School facility has an overall FCI of 29.5%

The total current cost for all building deficiencies is \$3,698,710. There are \$573,458 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,423,757. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,525,994.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Rusk Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Marquee Is Damaged And Requires Replacement Note: 10x6 - site marquee is dented and warped.	Deferred Maintenance	1	Ea.	4	\$7,739	3780
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	45,000	SF	5	\$565,719	3805
Sub Total for System		2	items		\$573,458	
Sub Total for School and Site Level		2	items		\$573,458	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: 400 amps	Capital Renewal	1	Ea.	2	\$14,621	3924
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	22	Ea.	3	\$26,325	3921
The Canopy Lighting Requires Replacement	Deferred Maintenance	1	Ea.	4	\$2,410	3920
Sub Total for System		3	items		\$43,355	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	6,250	SF	1	\$38,998	3862
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	8,750	SF	1	\$54,597	3863
Built-up Roofing with Aggregate Ballast Requires Replacement	Capital Renewal	11,000	SF	3	\$136,552	3860
Splash Blocks Are Required Note: Downspouts need splashblocks.	Deferred Maintenance	12	Ea.	5	\$1,836	3864
Sub Total for System		4	items		\$231,983	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Location: near hallway 4 and bookroom 17	Capital Renewal	5	Door	2	\$26,882	3787
The Wood Window Is Damaged And Requires Replacement Note: 104 @ 8x4 - All exterior windows are old and worn.	Capital Renewal	3,328	SF	2	\$658,246	3788
The Wood Window Is Damaged And Requires Replacement Note: 6 @ 6x3 - All exterior windows are old and worn.	Capital Renewal	108	SF	2	\$21,361	3789
The Wood Window Is Damaged And Requires Replacement Note: 36 @ 4x4 - All exterior windows are old and worn	Capital Renewal	576	SF	2	\$113,927	3790
Exterior Metal Door Requires Repainting Note: Repaint all doors that are not listed for replacement.	Deferred Maintenance	11	Door	3	\$2,060	3786
Glass Block Requires Replacement Note: Glass block wall above entry doors has many broken blocks.	Capital Renewal	100	SF	4	\$7,968	3785
The Concrete / CMU Exterior Requires Repair	Deferred Maintenance	500	SF Wall	4	\$5,846	3784
Sub Total for System		7	items		\$836,291	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	100	Door	3	\$293,953	3796
Rubber Flooring Requires Replacement Location: stair treads	Capital Renewal	880	SF	3	\$14,286	3795
The Ceramic Tile Flooring Requires Replacement Location: Kitchen, restrooms 22, 23, 204, 205	Capital Renewal	2,200	SF	3	\$46,987	3794
The Exterior Entry Door Threshold Exceeds The Maximum Threshold Height Note: 2" CURB AT ROOM DOORS Location: BASEMENT LEVEL CORRIDOR	ADA Compliance	10	Door	3	\$7,737	1841
The Suspended Ceiling Grid and Tiles Require Replacement Location: cafeteria, Room 19, west basement hallways and miscellaneous damage throughout classrooms	Capital Renewal	11,000	SF	3	\$119,242	3791
The Vinyl Composition Tile Requires Replacement Note: VCT flooring in most of the school should be replaced. Cafeteria, classrooms, hallways.	Capital Renewal	36,960	SF	3	\$397,693	3793
Interior Ceramic Walls Require Repair Or Replacement Note: Repair tiles at wall base and miscellaneous damaged tiles throughout hallways. Replace in restrooms 22 and 23.	Capital Renewal	1,500	SF Wall	4	\$34,291	3792
Sub Total for System		7	items		\$914,189	



Facilities Feasibility Study

Rusk Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 4 X 6 Exhaust/Hoods Require Replacement Note: 5' diameter	Deferred Maintenance	1	Ea.	3	\$63,987	3866
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 4000 cfm each	Capital Renewal	28	Ea.	3	\$139,830	3878
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 8000 cfm each	Capital Renewal	4	Ea.	3	\$26,532	3879
The Make Up Air Equipment Requires Replacement Note: Combo with evap cooler.	Capital Renewal	1	Ea.	3	\$15,943	3867
Sub Total for System		4	items		\$246,293	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$25,527	3926
The Electrical Disconnect Requires Replacement	Capital Renewal	47	Ea.	2	\$97,070	3934
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	11	Ea.	2	\$32,227	3925
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	\$17,757	3927
The Panelboard Requires Replacement Note: 50 amps	Capital Renewal	1	Ea.	2	\$3,551	3928
The Panelboard Requires Replacement Note: 150 amps	Capital Renewal	1	Ea.	2	\$7,125	3930
The Panelboard Requires Replacement	Capital Renewal	7	Ea.	2	\$49,874	3931
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$30,554	3933
Sub Total for System		8	items		\$263,685	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Domestic Water Piping Requires Repair	Deferred Maintenance	24	LF	3	\$189	3870
The Class Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	4	\$25,287	3868
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	3	Ea.	4	\$8,766	3872
The Rest Room Lavatories Plumbing Fixtures Require Replacement Location: All boy's and girl's restrooms	Capital Renewal	24	Ea.	4	\$71,682	3869
Sub Total for System		4	items		\$105,923	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And Or Controls Require Repair Note: Elevator frequently gets stuck.	Deferred Maintenance	1	Ea.	2	\$43,067	3797
Sub Total for System		1	items		\$43,067	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace cabinetry in classes/labs Location: Rooms 1, 33, main office	Deferred Maintenance	3	Room	4	\$34,671	3812
Sub Total for System		1	items		\$34,671	
Sub Total for Building 01 - Main Building		39	items		\$2,719,457	

Building: 02 - Classroom Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	2	Ea.	3	\$2,263	3935
Sub Total for System		1	items		\$2,263	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	5,600	SF	1	\$68,180	3836
Splash Blocks Are Required	Deferred Maintenance	4	Ea.	5	\$579	3837
Sub Total for System		2	items		\$68,759	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement Location: West doors	Capital Renewal	2	Door	2	\$10,170	3813
Exterior Metal Door Requires Repainting Location: east doors	Deferred Maintenance	2	Door	3	\$354	3814
Sub Total for System		2	items		\$10,524	



Facilities Feasibility Study

Rusk Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Rubber Flooring Requires Replacement Location: stair treads	Capital Renewal	560	SF	3	\$28,025	3817
The Suspended Ceiling Grid and Tiles Require Replacement Note: Need to replace second floor ceiling and miscellaneous damaged tiles throughout first floor. Location: second floor and miscellaneous first floor locations	Capital Renewal	7,840	SF	3	\$80,381	3815
The Vinyl Composition Tile Requires Replacement Location: various worn areas throughout building	Capital Renewal	1,120	SF	3	\$11,398	3816
Interior Doors Require Repainting Note: Repaint all interior doors	Deferred Maintenance	38	Door	5	\$2,710	3818
Sub Total for System		4	items		\$122,513	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 2 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement Note: 4' boiler vent stack, 12" diameter	Deferred Maintenance	1	Ea.	3	\$33,388	3889
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 6000 cfm each	Capital Renewal	5	Ea.	3	\$31,368	3890
Sub Total for System		2	items		\$64,756	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	8	Ea.	2	\$15,627	3939
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,359	3936
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	3937
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$14,449	3938
Sub Total for System		4	items		\$40,174	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	3	\$3,041	3891
Sub Total for System		1	items		\$3,041	
Sub Total for Building 02 - Classroom Building		16	items		\$312,031	

Building: 03 - Library

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	7	Ea.	3	\$6,165	3940
Sub Total for System		1	items		\$6,165	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	2,500	SF	1	\$23,688	3843
Splash Blocks Are Required	Deferred Maintenance	4	Ea.	5	\$450	3844
Sub Total for System		2	items		\$24,139	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	5	Door	3	\$689	3838
Sub Total for System		1	items		\$689	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Location: second floor ceiling	Capital Renewal	2,000	SF	3	\$15,958	3839
The Vinyl Composition Tile Requires Replacement Location: second floor vct, stair landing, entry hallway	Capital Renewal	2,600	SF	3	\$20,593	3840
Sub Total for System		2	items		\$36,551	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 6000 cfm	Capital Renewal	1	Ea.	3	\$4,882	3901
Sub Total for System		1	items		\$4,882	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Disconnect Requires Replacement	Capital Renewal	3	Ea.	2	\$4,561	3942



Facilities Feasibility Study

Rusk Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	3941
Sub Total for System		2	items		\$9,805	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	3	\$2,367	3902
Sub Total for System		1	items		\$2,367	
Sub Total for Building 03 - Library		10	items		\$84,598	

Building: 04 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Flashings At Scupper Is Damaged And Should Be Repaired	Deferred Maintenance	6	Ea.	2	\$152	3858
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	50	LF	2	\$615	3850
Membrane Flashings At Penetration Require Repair	Deferred Maintenance	50	Ea.	2	\$3,625	3853
Re-Seal Metal Roof-To-Wall Flashing At Wall	Deferred Maintenance	8	LF	2	\$25	3849
Note: Flashing at corner joints only.						
Splash Blocks Are Required	Deferred Maintenance	6	Ea.	5	\$676	3855
Sub Total for System		5	items		\$5,092	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	320	SF	3	\$2,553	3846
Location: gym and coaches office						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	192	SF	3	\$1,521	3847
Note: VCT is prematurely worn.						
Location: Boy's restroom						
Sub Total for System		2	items		\$4,074	
Sub Total for Building 04 - Gym		7	items		\$9,166	
Total for Campus		74	items		\$3,698,710	

Buildings with no reported deficiencies

273 - Transportable-273

305 - Transportable-305

318 - Transportable-318

812 - Transportable-812

Rusk Elementary School Condition Assessment
Supporting Photos



Rusk ES - Marquee



Rusk ES - Mismatched Kitchen Tile



Rusk ES- Mismatched Restroom tile



Rusk ES- Missing Panel



Rusk ES- Office Counter



Rusk ES - Parker Boiler



Rusk ES - Pneumatic Compressor 01



Rusk ES - Pneumatic Compressor 02



Rusk ES - Pneumatic Thermostat



Rusk ES - Reinsulate Hose Bibb Piping



Rusk ES - Remodeled Patches



Rusk ES - Roof Top Equipment



Rusk ES - Rusted Cover



Rusk ES - Rusted Duct



Rusk ES - Rusted Furnace Cabinet



Rusk ES - Rusted Grille



Rusk ES - Rusted Vent



Rusk ES - Typical Rusted Evaps



Rusk ES - Trane Package Unit



Rusk ES - Typical Classroom Heater



Rusk ES - Typical Rusted Evaps



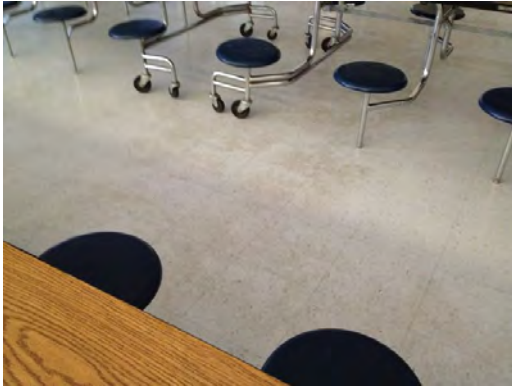
Rusk ES - Weathered Roof Material



Rusk ES - Worn Classroom Sink



Rusk ES - Worn Hallway Floor



Rusk ES - Worn VCT Flooring



Rusk ES - Door Curb 02



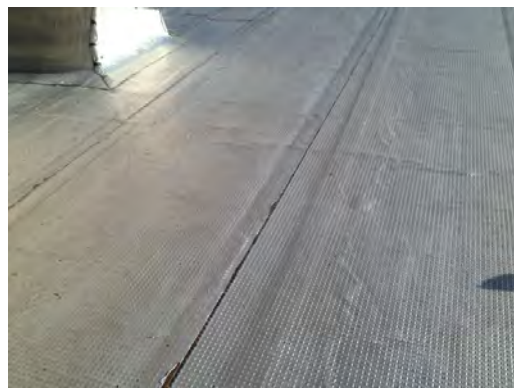
Rusk ES - Aged Cabinets



Rusk ES - Bad Plumbing



Rusk ES - Boiler Room Vent Stacks



Rusk ES - Bubbling in Roofing Material 01



Rusk ES - Bubbling in Roofing Material 02



Rusk ES - Cafeteria



Rusk ES - Circulation Pump



Rusk ES - Classroom 1



Rusk ES - Classroom 02



Rusk ES - Classroom Venting



Rusk ES - Corroded Dielectric Union Water Heater



Rusk ES - Covered Walkway



Rusk ES - Crack in Concrete Wall



Rusk ES - Damaged Boiler Vent



Rusk ES - Damaged EF Sensor



Rusk ES - Damaged Thermostat



Rusk ES - Dated Drinking Fountain



Rusk ES - Dated Plumbing Fixtures



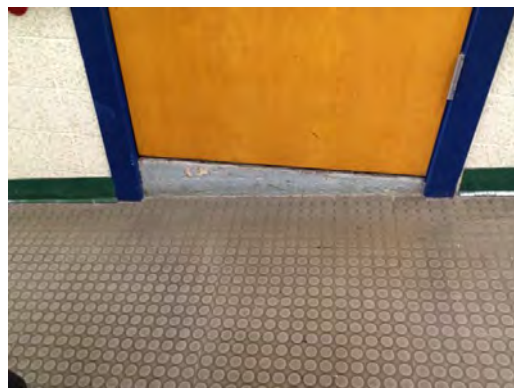
Rusk ES - Dining Exhaust Fan



Rusk ES - Dislodged Damper Motor on Duct 01



Rusk ES - Dislodged Dmaper Motor on Duct 02



Rusk ES - Door Curb01



Rusk ES - Elevation 01



Rusk ES - Elevation 02



Rusk ES - Elevation 03



Rusk ES - Elevator Controls



Rusk ES - Evap Switch



Rusk ES - Evidence of Ponding on Roof



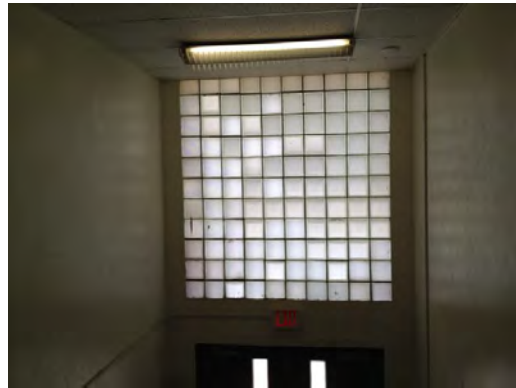
Rusk ES - Exhaust Fan Motor



Rusk ES - Fin Tube 01



Rusk ES - Fin Tube 02



Rusk ES - Glassblock



Rusk ES - Gym Exterior



Rusk ES - Gym Furnace Heater



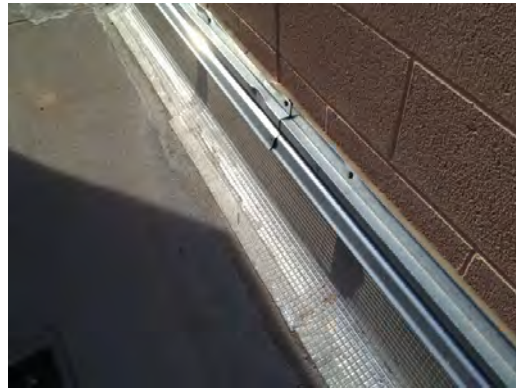
Rusk ES - Gym Roof 01



Rusk ES - Gym Roof 02



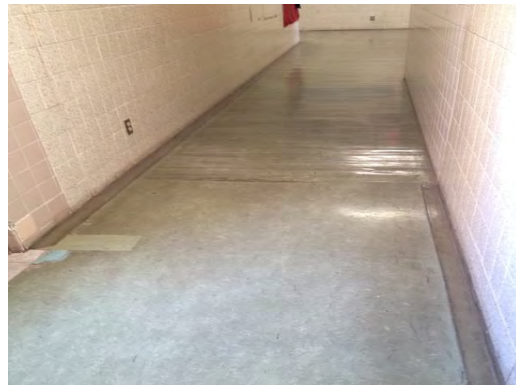
Rusk ES - Gym Roof 03



Rusk ES - Gym Roof 04



Rusk ES - Gym



Rusk ES - Hallway Finishes



Rusk ES - Hot Water Boiler Under Repair



Rusk ES - Instant Electric Water Heater



Rusk ES - Kitchen Water Heater



Rusk ES - Leaking Ball Valve



Rusk ES - Library



Rusk ES - Main Building Elevator



Facilities Feasibility Study
San Jacinto Adult Condition Assessment

Summary of Findings

The San Jacinto Adult Facility located at 1216 Olive in El Paso, Texas, was built in 1905. It comprises 30,934 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,631,993.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Exterior Site	0	0	\$300,729	.00%	\$300,729	.00%	\$0.00	\$0
	Main Building	30,934	1905	\$1,331,264	24.39%	\$1,881,270	34.47%	\$43.04	\$550,006
Totals		30,934		\$1,631,993	29.90%	\$2,181,999	39.98%	\$52.76	\$550,006

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$288,157	\$12,572	\$300,729
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	\$287,796	\$45,983	\$201,316	\$33,478	\$568,573
Interior	-	-	\$20,577	\$25,650	\$198,324	\$244,551
Mechanical	-	-	\$105,631	-	-	\$105,631
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	\$336,263	\$33,178	-	\$369,442
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	\$43,067	-	-	-	\$43,067
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$330,863	\$508,455	\$548,302	\$244,374	\$1,631,993

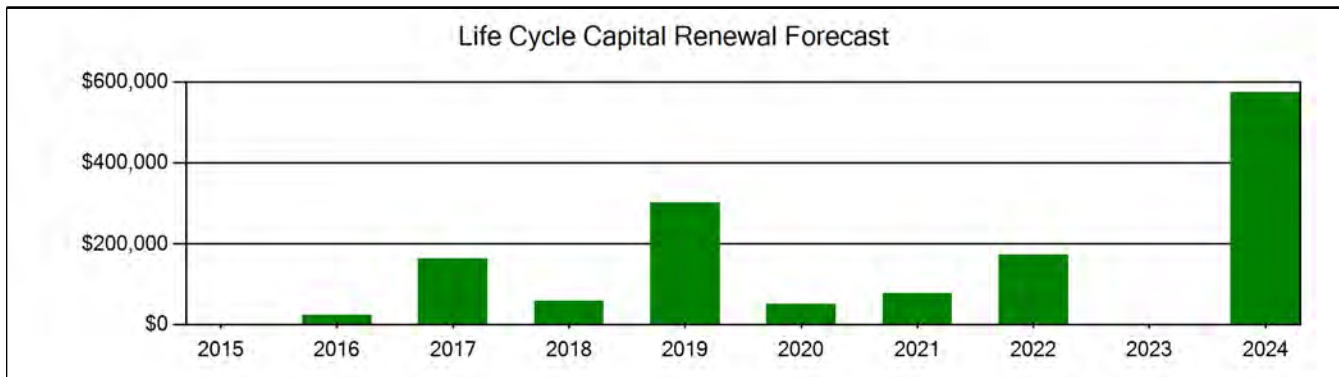
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF	
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024			
Site	300,729	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	0	0	0	0	0	0	0	78,418	0	0	0	0	\$78,418	\$2.54
Structural	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	568,573	0	0	0	0	0	0	0	5,374	0	559,622	\$564,996	\$18.26	
Interior	244,551	0	0	33,634	54,992	32,021	37,496	0	0	0	0	\$158,143	\$5.11	
Mechanical	105,631	0	4,166	86,511	0	210,458	0	0	97,489	0	0	\$398,624	\$12.89	
Electrical	0	0	0	0	0	60,784	0	0	70,263	0	0	\$131,047	\$4.24	
Plumbing	369,442	0	19,222	25,180	0	0	14,263	0	0	0	14,835	\$73,500	\$2.38	
Fire and Life Safety	0	0	0	18,344	0	0	0	0	0	0	0	\$18,344	\$0.59	
Technology	0	0	0	0	4,694	0	0	0	0	0	0	\$4,694	\$0.15	
Conveyances	43,067	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00	
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00	
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00	
Total	1,631,993	0	23,388	163,669	59,686	303,263	51,759	78,418	173,126	0	574,457	\$1,427,766	\$46.16	



San Jacinto Adult Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The San Jacinto Adult facility has an overall FCI of 29.9%

The total current cost for all building deficiencies is \$1,631,993. There are \$300,729 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$550,006. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$5,457,376.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study San Jacinto Adult Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	127	CAR	4	\$260,347	1445
Fencing Requires Replacement (8' Chain Link Fence)	Capital Renewal	700	LF	4	\$27,810	1460
Paved Play Requires Recoating And Resurfacing	Deferred Maintenance	1,000	SF	5	\$12,572	1447
Sub Total for System		3	items		\$300,729	
Sub Total for School and Site Level		3	items		\$300,729	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Metal Staircase	Deferred Maintenance	2	Ea.	3	\$27,953	1444
Note: Fire exit stairs require replacement.						
Sub Total for System		1	items		\$27,953	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	511	SF	2	\$101,071	1462
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	450	SF	2	\$89,006	1463
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	216	SF	2	\$42,723	1464
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	72	SF	2	\$14,241	1465
The Brick Exterior Requires Repointing	Deferred Maintenance	1,000	SF Wall	3	\$18,031	1450
The Concrete / CMU Exterior Requires Repair	Deferred Maintenance	150	SF Wall	4	\$1,754	1451
The Concrete Pre-Cast Panel Requires Replacement (Bldg SF)	Capital Renewal	1,546	SF	4	\$143,644	1461
The Exterior Soffit Is Damaged And Requires Replacement	Capital Renewal	900	SF	4	\$55,918	1449
The Exterior Requires Cleaning	Deferred Maintenance	13,800	SF Wall	5	\$33,478	1448
Sub Total for System		9	items		\$499,864	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Exterior Door Is Damaged And Requires Replacement	Capital Renewal	8	Door	2	\$40,756	1452
Interior Doors Require Replacement	Capital Renewal	7	Door	3	\$20,577	1458
Interior Gypboard Walls Require Repair	Deferred Maintenance	3,950	SF Wall	4	\$25,650	1456
Interior Gypboard Walls Require Repainting	Deferred Maintenance	1,580	SF Wall	5	\$6,388	1455
Interior Toilet Partition Require Repainting	Deferred Maintenance	250	SF Wall	5	\$3,620	1457
Note: install partitions (28)						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	27,840	SF	5	\$188,316	1454
Sub Total for System		6	items		\$285,307	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	43	Ea.	3	\$105,631	1471
Sub Total for System		1	items		\$105,631	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	30,964	SF	3	\$224,652	1470
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	36	Ea.	3	\$98,459	1468
The Urinal Plumbing Fixtures Require Replacement	Capital Renewal	6	Ea.	3	\$13,153	1469
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$3,311	1466
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	10	Ea.	4	\$29,867	1467
Sub Total for System		5	items		\$369,442	

Conveyances

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And Or Controls Require Repair	Deferred Maintenance	1	Ea.	2	\$43,067	1459
Sub Total for System		1	items		\$43,067	
Sub Total for Building 01 - Main Building		23	items		\$1,331,264	
Total for Campus		26	items		\$1,631,993	

San Jacinto Adult Condition Assessment
Supporting Photos



San Jacinto Auit - Aged Exterior Brick



San Jacinto Auit - Aged Exterior Door



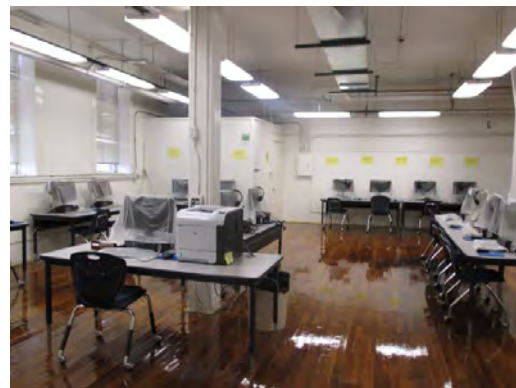
San Jacinto Auit - Building Signage



San Jacinto Auit - Cafeteria



San Jacinto Auit - Ceiling



San Jacinto Auit - Computer Lab



San Jacinto Auit - Cracked Asphalt Paving



San Jacinto Auit - Damaged Asphalt Paving



San Jacinto Auit - Damaged Interior Ceiling Tiles



San Jacinto Auit - Damaged Interior Walls



San Jacinto Auit - Damaged Soffit



San Jacinto Auit - Damaged Drinking Fountain



San Jacinto Auit - Elevation



San Jacinto Auit - Entry



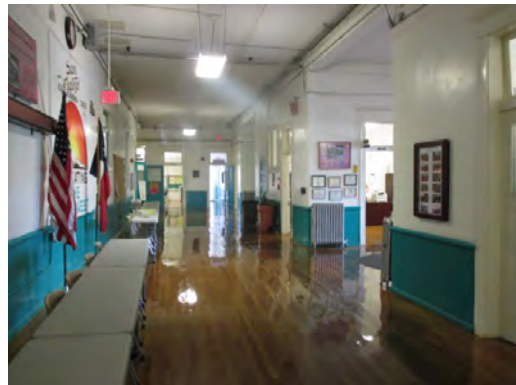
San Jacinto Auit - Exit Stairs



San Jacinto Auit - Exterior Stone Requires Cleaning



San Jacinto Auit - Exterior



San Jacinto Auit - Hallway Finishes



San Jacinto Auit - Interior Ceiling Bow



San Jacinto Auit - Interior Doors



San Jacinto Auit - Parking



San Jacinto Auit - Radiant Heater



San Jacinto Auit - Restroom Fixtures and Finishes



San Jacinto Auit - Resstroom Fixtures



San Jacinto Auit - Sewer Line



San Jacinto Auit - Typical Classroom



San Jacinto Auit - Typical Windows



Facilities Feasibility Study
Schuster Elementary School Condition Assessment

Summary of Findings

The Schuster Elementary School Facility located at 5515 Will Ruth in El Paso, Texas, was built in 1963. It comprises 38,436 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,464,499.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$184,741	.00%	\$184,741	.00%	\$0.00	\$0
01	Main Building	13,314	1963	\$1,173,602	49.26%	\$1,794,056	75.31%	\$88.15	\$620,454
A	Building A	7,510	1963	\$429,097	31.93%	\$983,446	73.19%	\$57.14	\$554,349
B	Building B	7,510	1963	\$361,835	26.93%	\$927,334	69.01%	\$48.18	\$565,499
C	Building C	7,510	1963	\$315,224	23.46%	\$823,978	61.32%	\$41.97	\$508,754
278	Transportable-278	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
372	Transportable-372	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
855	Transportable-855	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		38,436		\$2,464,499	38.43%	\$4,713,555	73.49%	\$64.12	\$2,249,056

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$2,331	\$92,817	\$605	\$95,752
Roofing	-	\$41,766	\$1,623	-	\$2,315	\$45,704
Structural	-	-	-	-	-	\$0
Exterior	-	\$265,502	\$84,797	-	-	\$350,299
Interior	-	\$68,368	\$542,604	\$735	\$108,694	\$720,401
Mechanical	-	\$197,707	\$160,754	-	-	\$358,462
Electrical	-	\$118,513	\$149,834	\$218,556	-	\$486,903
Plumbing	\$614	-	\$33,628	\$35,640	\$5,323	\$75,205
Fire and Life Safety	\$87,554	\$45,806	-	-	-	\$133,360
Technology	-	-	-	-	\$73,135	\$73,135
Conveyances	-	-	-	-	-	\$0
Specialties	\$52,738	\$46,302	\$916	\$25,322	-	\$125,279
Other	-	-	-	-	-	\$0
Total	\$140,906	\$783,965	\$976,486	\$373,070	\$190,072	\$2,464,499

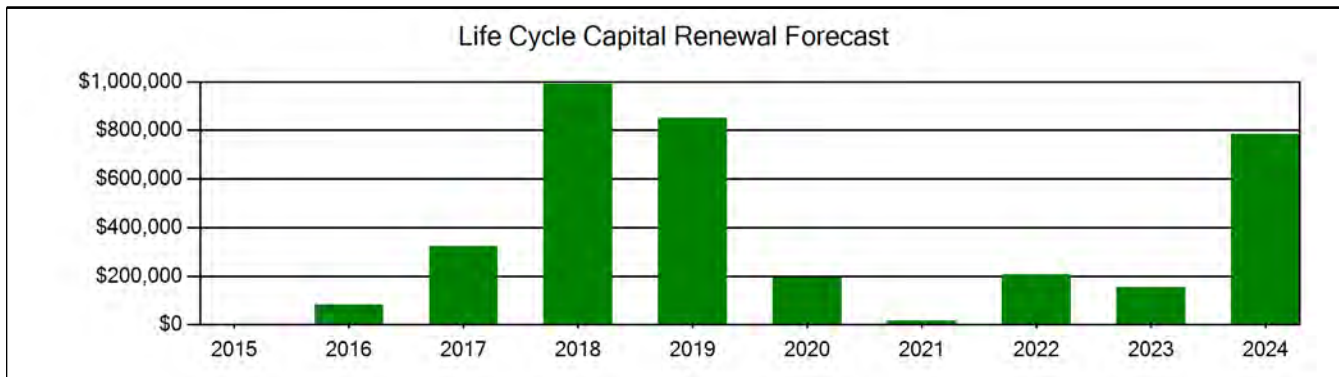
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	95,752	0	0	0	0	0	0	1,821	174,151	0	0	\$175,972	\$4.91
Roofing	45,704	0	0	0	0	0	0	0	0	0	161,168	\$161,168	\$4.50
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	350,299	0	0	0	60,975	79,213	0	0	0	0	373,497	\$513,685	\$14.33
Interior	720,401	0	82,508	0	572,962	88,536	171,950	15,608	29,855	153,020	2,807	\$1,117,246	\$31.17
Mechanical	358,462	0	0	114,971	357,033	95,464	0	0	3,592	0	90,522	\$661,582	\$18.46
Electrical	486,903	0	0	0	0	588,365	0	0	0	0	0	\$588,365	\$16.42
Plumbing	75,205	0	0	92,678	0	0	20,839	0	0	0	157,896	\$271,413	\$7.57
Fire and Life Safety	133,360	0	0	72,660	0	0	0	0	0	0	0	\$72,660	\$2.03
Technology	73,135	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	125,279	0	0	43,691	0	0	0	0	0	0	0	\$43,691	\$1.22
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,464,499	0	82,508	324,000	990,970	851,578	192,789	17,429	207,598	153,020	785,890	\$3,605,782	\$100.60



Schuster Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Schuster Elementary School facility has an overall FCI of 38.4%

The total current cost for all building deficiencies is \$2,464,499. There are \$184,741 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,249,056. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$6,413,567.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Schuster Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: Concrete surface and joints are aged and cracked or un-even at joints	Capital Renewal	50	SF	3	\$607	345
Concrete Walks Require Replacement Note: 10LF; Concrete surface and joints are aged and cracked or uneven at joints	Capital Renewal	50	SF	3	\$607	392
Concrete Walks Require Replacement Note: 10LF; Concrete surface and joints are aged and cracked or uneven at joints	Capital Renewal	50	SF	3	\$607	421
The Car Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	2	Ea.	3	\$510	277
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	42	CAR	4	\$86,099	236
Site Drainage is Inadequate and Installation of Drainage Piping	Deferred Maintenance	100	LF	4	\$6,147	235
Site Drainage Requires Regrading Note: Area between Bldg A and Main Building is eroded due to run-off/drainage	Deferred Maintenance	300	SF	4	\$190	341
Site Drainage Requires Regrading Note: Area between Bldg B and Main Building is eroded due to runoff/drainage	Deferred Maintenance	300	SF	4	\$190	391
Site Drainage Requires Regrading Note: Area between Bldg C and Main Building is eroded due to run-off/drainage	Deferred Maintenance	300	SF	4	\$190	420
Paving Requires Restriping	Deferred Maintenance	42	CAR	5	\$605	237
Sub Total for System		10	items		\$95,752	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced Location: Bldg A	Capital Renewal	6	Ea.	3	\$5,285	384
The Mounted Building Lighting Is Damaged And Should Be Replaced Location: Bldg C	Capital Renewal	6	Ea.	3	\$5,285	413
The Mounted Building Lighting Is Damaged And Should Be Replaced Location: Bldg C	Capital Renewal	6	Ea.	3	\$5,285	445
Sub Total for System		3	items		\$15,854	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks appropriate number of surveillance cameras. Note: School lacks appropriate number of surveillance cameras.	Functional Deficiency	16	Ea.	5	\$73,135	717
Sub Total for System		1	items		\$73,135	
Sub Total for School and Site Level		14	items		\$184,741	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Piping Is Damaged And Requires Replacement	Deferred Maintenance	20	LF	1	\$614	294
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$19,482	298
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	8	Ea.	3	\$9,054	295
Sub Total for System		3	items		\$29,150	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Lap Seams Require Repair	Deferred Maintenance	200	LF	2	\$9,635	279
The Roof Drains Require Cleaning	Deferred Maintenance	6	Ea.	2	\$146	280
Built Up Roofing (Bur) Covering Has Blisters That Should Be Repaired	Deferred Maintenance	8	Ea.	3	\$1,096	278
The Metal Downspouts Require Replacement	Deferred Maintenance	10	LF	3	\$527	281
Splash Blocks Are Required	Deferred Maintenance	4	Ea.	5	\$579	282
Sub Total for System		5	items		\$11,982	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 24 @ 5 x 3	Capital Renewal	360	SF	2	\$38,528	241
The Aluminum Window Is Damaged And Requires Replacement Note: 4 @ 2 x 2	Capital Renewal	16	SF	2	\$1,712	242
The Glass Pane Is Damaged In The Exterior Window: Note: special fixed window	Deferred Maintenance	160	SF	2	\$15,088	240



Facilities Feasibility Study

Schuster Elementary School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement	Deferred Maintenance	11	Ea.	3	\$37,472	239
Note: 11 doors @ 7 x 3						
The Brick Exterior Requires Repointing	Deferred Maintenance	20	SF Wall	3	\$341	238
		Sub Total for System		5 items	\$93,141	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Required Power Assist Device	ADA Compliance	1	Ea.	3	\$11,317	276
Existing Door Hardware Is Not ADA Compliant	ADA Compliance	14	Door	3	\$25,466	275
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	1	Door	3	\$3,307	273
Interior Doors Require Replacement	Capital Renewal	48	Door	3	\$133,450	254
Note: 48 @ 7 x 3						
Lightning Protection System Is Required	Functional Deficiency	14,193	SF	3	\$18,911	300
The Carpet Flooring Requires Replacement	Capital Renewal	2,500	SF	3	\$29,876	250
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	250	SF	3	\$5,050	253
The Exterior Entry Door Threshold Exceeds The Maximum Threshold Height	ADA Compliance	1	Door	3	\$732	272
The Vinyl Composition Tile Requires Replacement	Capital Renewal	10,000	SF	3	\$101,769	252
Interior CMU Walls Require Repainting	Capital Renewal	450	SF	4	\$735	249
Interior Gypboard Walls Require Repainting	Deferred Maintenance	3,250	SF Wall	5	\$12,428	246
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	2,000	SF	5	\$12,795	244
The Gypboard Ceilings Are Damaged And Requires Repainting	Deferred Maintenance	900	SF	5	\$2,809	245
		Sub Total for System		13 items	\$358,646	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	3,000	SF	2	\$26,963	285
The Air Handler HVAC Component Requires Replacement	Capital Renewal	1	Ea.	2	\$62,364	286
Note: 1 @ 3500 CFM						
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	1	Ea.	2	\$32,453	287
Note: 1 @ 525 MBH						
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	Deferred Maintenance	1	Ea.	2	\$534	299
The Exterior Meter Service Is Damaged And Should Be Replaced	Capital Renewal	800	Amps	2	\$20,671	297
The Large Diameter Exhausts/Hoods Are Missing/Damaged And Require Replacement	Deferred Maintenance	3	Ea.	2	\$33,127	283
Abandoned Equipment needs to be removed	Deferred Maintenance	1	Ea.	3	\$1,406	290
Electric Unit Heater Requires Replacement	Capital Renewal	3	Ea.	3	\$4,480	617
Test And Balancing Required	Deferred Maintenance	14,193	SF	3	\$23,523	284
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	5	Ea.	3	\$31,368	288
Note: 5 @ 6500 CFM						
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	1,500	SF	3	\$8,903	289
The Power Service Is Inadequate And Should Be Upgraded	Functional Deficiency	800	Amps	3	\$68,150	302
		Sub Total for System		12 items	\$313,942	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Push Button Switch Requires Replacement	Deferred Maintenance	4	Ea.	2	\$902	618
Stage Lighting Is Damaged, Broken Or Deficient	Functional Deficiency	4	Ea.	2	\$5,974	301
Note: incandescent						
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$27,213	304
The Electrical Disconnect Requires Replacement	Capital Renewal	1	Ea.	2	\$1,953	303
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$20,216	305
Electrical wiring requires replacement	Deferred Maintenance	100	LF	3	\$3,133	296
The Electrical Receptacles Require Replacement	Capital Renewal	4	Ea.	3	\$1,178	310
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	108	EACH	4	\$109,278	306
Note: 108 @ 20A						
		Sub Total for System		8 items	\$169,846	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	13	Ea.	3	\$33,628	293
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	4	Ea.	4	\$7,731	292
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	3	Ea.	4	\$8,291	291
		Sub Total for System		3 items	\$49,649	



Facilities Feasibility Study

Schuster Elementary School Condition Assessment

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	14,193	SF	1	\$33,839	309
Security Alarm is Missing or Inadequate	Functional Deficiency	14,193	SF	2	\$45,806	308
Sub Total for System		2	items		\$79,644	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	14,193	SF	1	\$20,383	307
Sub Total for System		1	items		\$20,383	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Retractable Bleachers are Damaged and Require Replacement	Capital Renewal	80	Seat	2	\$46,302	256
The Counter Heights Exceed Maximum ADA Height Requirements	ADA Compliance	6	LF	3	\$916	274
Sub Total for System		2	items		\$47,219	
Sub Total for Building 01 - Main Building		54	items		\$1,173,602	

Building: A - Building A

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutters Requires Removal	Deferred Maintenance	320	LF	2	\$2,434	375
Gutter Joints Require Repair	Deferred Maintenance	14	Ea.	2	\$5,417	377
Gutter Screens Are Missing And Needed	Deferred Maintenance	320	LF	2	\$2,811	376
Splash Blocks Are Required	Deferred Maintenance	4	Ea.	5	\$579	378
Sub Total for System		4	items		\$11,241	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 3 x 7; Aluminum windows are aged, leak and at the end of their useful life.	Capital Renewal	588	SF	2	\$58,770	365
The Glass Pane Is Damaged In The Exterior Window: Note: 35 @ 3 x 1; Fixed glass windows are aged, leak and at the end of their useful life	Deferred Maintenance	105	SF	2	\$9,901	364
Exterior Door Hardware Requires Replacement Note: 4 @ 7 x 3; Exterior door hardware is at end of useful life	Deferred Maintenance	4	Ea.	3	\$13,626	363
The Metal Panel Exterior Is Damaged And Requires Replacement Note: Metal inset in aluminum frames below windows were originally cermamic tile covered. Many have been replaced with painted metal panels.	Capital Renewal	45	SF Wall	3	\$689	362
Sub Total for System		4	items		\$82,986	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Door hardware is aged and not ADA compliant	Capital Renewal	9	Door	2	\$22,789	373
Interior Doors Require Replacement Note: 9 @ 7 x 3; interior classroom doors are installed with vents and are at the end of useful life Location: interior classroom	Capital Renewal	9	Door	3	\$25,022	372
Lightning Protection System Is Required	Functional Deficiency	7,510	SF	3	\$10,006	385
The Ceramic Tile Flooring Requires Replacement Note: ceramic floors in restrooms are cracked and at end of useful life Location: restrooms	Capital Renewal	600	SF	3	\$12,120	371
The Vinyl Composition Tile Requires Replacement Note: at end of useful life	Capital Renewal	6,700	SF	3	\$68,185	370
Interior Gypboard Walls Require Repainting Note: gyp. walls require repaint	Deferred Maintenance	8,700	SF Wall	5	\$33,270	368
Interior Toilet Partition Require Repainting Note: total 140 SF	Deferred Maintenance	140	SF Wall	5	\$2,071	369
The Acoustical Ceilings Tiles Require Replacement Note: Stick-on 12" x 12" acoustical tiles are aged, damaged and at the end of their useful life	Capital Renewal	600	SF	5	\$3,839	366
The Gypboard Ceilings Are Damaged And Requires Repainting Note: Gypsum board ceilings in restrooms require repaint	Deferred Maintenance	800	SF	5	\$2,497	367
Sub Total for System		9	items		\$179,799	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	7,510	SF	2	\$14,267	380
Test And Balancing Required	Deferred Maintenance	7,510	SF	3	\$12,447	379



Facilities Feasibility Study

Schuster Elementary School Condition Assessment

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	5	Ea.	3	\$41,186	381
Sub Total for System		3	items		\$67,900	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Push Button Switch Requires Replacement	Deferred Maintenance	2	Ea.	2	\$451	619
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	386
The Electrical Receptacles Require Replacement	Capital Renewal	4	Ea.	3	\$1,178	390
The Electrical Circuit Capacity Is Inadequate	Functional Deficiency	36	EACH	4	\$36,426	387
Note: 36 @ 20A						
Sub Total for System		4	items		\$44,794	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$3,132	383
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	382
Sub Total for System		2	items		\$5,895	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	7,510	SF	1	\$17,905	389
Sub Total for System		1	items		\$17,905	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	7,510	SF	1	\$10,785	388
Sub Total for System		1	items		\$10,785	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	28	LF	4	\$7,791	374
Note: A 4'-0" base cabinet is installed in each of the 7 classrooms. They are aged and at the end of useful life.						
Sub Total for System		1	items		\$7,791	
Sub Total for Building A - Building A		29	items		\$429,097	

Building: B - Building B

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutters Requires Removal	Deferred Maintenance	320	LF	2	\$2,434	403
Gutter Joints Require Repair	Deferred Maintenance	14	Ea.	2	\$5,417	405
Gutter Screens Are Missing And Needed	Deferred Maintenance	320	LF	2	\$2,811	404
Splash Blocks Are Required	Deferred Maintenance	4	Ea.	5	\$579	406
Sub Total for System		4	items		\$11,241	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	588	SF	2	\$58,770	396
Note: 28 @ 3 x 7; Aluminum windows are aged, leak and at end of useful life						
The Glass Pane Is Damaged In The Exterior Window:	Deferred Maintenance	105	SF	2	\$9,901	395
Note: 35 @ 3 x 1; Fixed glass windows are aged, leak and at end of useful life						
Exterior Door Hardware Requires Replacement	Deferred Maintenance	4	Ea.	3	\$13,626	394
Note: 4 @ 7 x 3						
The Metal Panel Exterior Is Damaged And Requires Replacement	Capital Renewal	45	SF Wall	3	\$689	393
Note: Metal insert in aluminum frames below windows were originally ceramic tile covered. Many have been replaced with painted metal panels						
Sub Total for System		4	items		\$82,986	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Capital Renewal	9	Door	2	\$22,789	401
Note: Door hardware is aged and not ADA compliant						
Interior Doors Require Replacement	Capital Renewal	9	Door	3	\$25,022	400
Note: 9 @ 7 x 3; interior classroom doors are installed with vents and are at the end of useful life.						
Lightning Protection System Is Required	Functional Deficiency	7,510	SF	3	\$10,006	419



Facilities Feasibility Study

Schuster Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: Ceramic floors in restrooms are cracked and at end of useful life Location: restrooms	Capital Renewal	600	SF	3	\$12,120	399
The Vinyl Composition Tile Requires Replacement Note: VCT is at end of useful life	Capital Renewal	6,700	SF	3	\$68,185	398
Interior Toilet Partition Require Repainting Note: 7 @ 20SF; metal partitions	Deferred Maintenance	140	SF Wall	5	\$2,071	397
Sub Total for System		6	items		\$140,194	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	7,510	SF	2	\$14,267	408
Test And Balancing Required	Deferred Maintenance	7,510	SF	3	\$12,447	407
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 6500 CFM	Capital Renewal	1	Ea.	3	\$6,274	409
Sub Total for System		3	items		\$32,987	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Push Button Switch Requires Replacement	Deferred Maintenance	2	Ea.	2	\$451	620
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	414
The Electrical Receptacles Require Replacement	Capital Renewal	4	Ea.	3	\$1,178	418
The Electrical Circuit Capacity Is Inadequate Note: 36 @ 20A	Functional Deficiency	36	EACH	4	\$36,426	415
Sub Total for System		4	items		\$44,794	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$3,132	411
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	1	Ea.	4	\$1,933	412
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	410
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		4	items		\$13,151	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	7,510	SF	1	\$17,905	417
Sub Total for System		1	items		\$17,905	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	7,510	SF	1	\$10,785	416
Sub Total for System		1	items		\$10,785	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: A 4'-0" base cabinet is installed in each of the 7 classrooms. They are aged and at end of useful life	Capital Renewal	28	LF	4	\$7,791	402
Sub Total for System		1	items		\$7,791	
Sub Total for Building B - Building B		28	items		\$361,835	

Building: C - Building C

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutters Requires Removal	Deferred Maintenance	320	LF	2	\$2,434	436
Gutter Joints Require Repair	Deferred Maintenance	14	Ea.	2	\$5,417	438
Gutter Screens Are Missing And Needed	Deferred Maintenance	320	LF	2	\$2,811	437
Splash Blocks Are Required	Deferred Maintenance	4	Ea.	5	\$579	439
Sub Total for System		4	items		\$11,241	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement Note: 28 @ 3 x 7; Aluminum windows are aged, leak and at end of useful life	Capital Renewal	588	SF	2	\$62,929	425
The Glass Pane Is Damaged In The Exterior Window: Note: 35 @ 3 x 1; Fixed glass windows are aged, leak and at end of useful life	Deferred Maintenance	105	SF	2	\$9,901	424



Facilities Feasibility Study

Schuster Elementary School Condition Assessment

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Door Hardware Requires Replacement Note: 4 @ 7 x 3	Deferred Maintenance	4	Ea.	3	\$13,626	423
The Metal Panel Exterior Is Damaged And Requires Replacement Note: Metal insert in aluminum frames below windows were originally ceramic tile covered. Many have been replaced with painted metal panels	Capital Renewal	45	SF Wall	3	\$689	422
Sub Total for System		4	items		\$87,146	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement Note: Door hardware is aged and not ADA compliant	Capital Renewal	9	Door	2	\$22,789	429
Interior Doors Require Replacement Note: 9 @ 7 x 3; Interior classroom doors are installed with vents and are at the end of useful life	Capital Renewal	9	Door	3	\$25,022	428
Lightning Protection System Is Required	Functional Deficiency	7,510	SF	3	\$10,006	446
Interior Gypboard Walls Require Repainting	Deferred Maintenance	9,000	SF Wall	5	\$34,417	427
The Gypboard Ceilings Are Damaged And Requires Repainting Note: Gyp. ceilings in work rooms require repaint	Deferred Maintenance	800	SF	5	\$2,497	426
Sub Total for System		5	items		\$94,731	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	7,510	SF	2	\$14,267	441
Test And Balancing Required	Deferred Maintenance	7,510	SF	3	\$12,447	440
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: 6500 CFM	Capital Renewal	1	Ea.	3	\$6,274	442
Sub Total for System		3	items		\$32,987	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Push Button Switch Requires Replacement	Deferred Maintenance	2	Ea.	2	\$451	621
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$6,739	447
The Electrical Receptacles Require Replacement	Capital Renewal	4	Ea.	3	\$1,178	451
The Electrical Circuit Capacity Is Inadequate Note: 36 @ 20A	Functional Deficiency	36	EACH	4	\$36,426	448
Sub Total for System		4	items		\$44,794	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	1	Ea.	4	\$3,132	444
The Refrigerated Water Cooler Requires Replacement	Capital Renewal	1	Ea.	4	\$2,764	443
Sub Total for System		2	items		\$5,895	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm is Missing or Inadequate	Code Compliance	7,510	SF	1	\$17,905	450
Sub Total for System		1	items		\$17,905	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	7,510	SF	1	\$10,785	449
Sub Total for System		1	items		\$10,785	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement Note: A 5'-0" base cabinet is installed in each of the classrooms and work rooms. They are aged and at end of useful life	Capital Renewal	35	LF	4	\$9,739	430
Sub Total for System		1	items		\$9,739	
Sub Total for Building C - Building C		25	items		\$315,224	
Total for Campus		150	items		\$2,464,499	

Buildings with no reported deficiencies

278 - Transportable-278

372 - Transportable-372

855 - Transportable-855

Schuster Elementary School Condition Assessment
Supporting Photos



Schuster ES - Abandoned Domestic Water Boiler



Schuster ES - Abandoned Pneumatic Control



Schuster ES - Aged Mop Sink



Schuster ES - Boiler Water Circulation Pump



Schuster ES - Bubbled Roofing Material



Schuster ES - Buried Storm Water Leader



Schuster ES - Corroded Evap 02



Schuster ES - Corrosion at Rooftop Unit



Schuster ES - Cracked Paving



Schuster ES - Damaged Parking Lot Paving



Schuster ES - Dated Controls



Schuster ES - Dated Thermostat



Schuster ES - Domestic Water Heater



Schuster ES - Electric Riser



Schuster ES - Electric Unit Heater



Schuster ES - Electric Panel



Schuster ES - Entry



Schuster ES - Exposed Wiring



Schuster ES - Heating Boiler



Schuster ES - Heating Water Circulation Pumps



Schuster ES - Inappropriate P-Trap Classroom Sink



Schuster ES - Inoperable Drinking Fountain



Schuster ES - Makeshift Plumbing



Schuster ES - Missing Ceiling Tile



Schuster ES - Missing Splash Block



Schuster ES - New Office Electric Furnace



Schuster ES - No Support or Insulation on Water Supply



Schuster ES - Old to New Heating Water Connection



Schuster ES - Parking



Schuster ES - Roof Drain



Schuster ES - Roof Patch



Schuster ES - Rusted Evap



Schuster ES - Rusted Gas Piping



Schuster ES - Rusted Grille



Schuster ES - Typical Heating Cooling Grille Room Setup



Schuster ES - Typical Window Condition



Schuster ES - Unfinished Piping Repair



Facilities Feasibility Study
Silva Health Magnet Condition Assessment

Summary of Findings

The Silva Health Magnet Facility located at 121 Val Verde in El Paso, Texas, was built in 1994. It comprises 96,510 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,162,920.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Exterior Site	0	0	\$116,849	.00%	\$136,713	.00%	\$0.00	\$19,864
	Main Building	96,510	1994	\$1,046,071	6.14%	\$3,912,678	22.98%	\$10.84	\$2,866,607
Totals		96,510		\$1,162,920	6.83%	\$4,049,391	23.78%	\$12.05	\$2,886,471

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$116,849	-	\$116,849
Roofing	\$260,314	\$541,245	-	\$29,064	-	\$830,623
Structural	-	-	-	-	-	\$0
Exterior	-	\$7,915	\$840	-	\$80,355	\$89,110
Interior	-	-	\$6,650	\$7,127	\$40,596	\$54,372
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	\$56,204	-	-	\$6,017	-	\$62,220
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	\$9,745	-	\$9,745
Other	-	-	-	-	-	\$0
Total	\$316,517	\$549,160	\$7,490	\$168,801	\$120,951	\$1,162,920

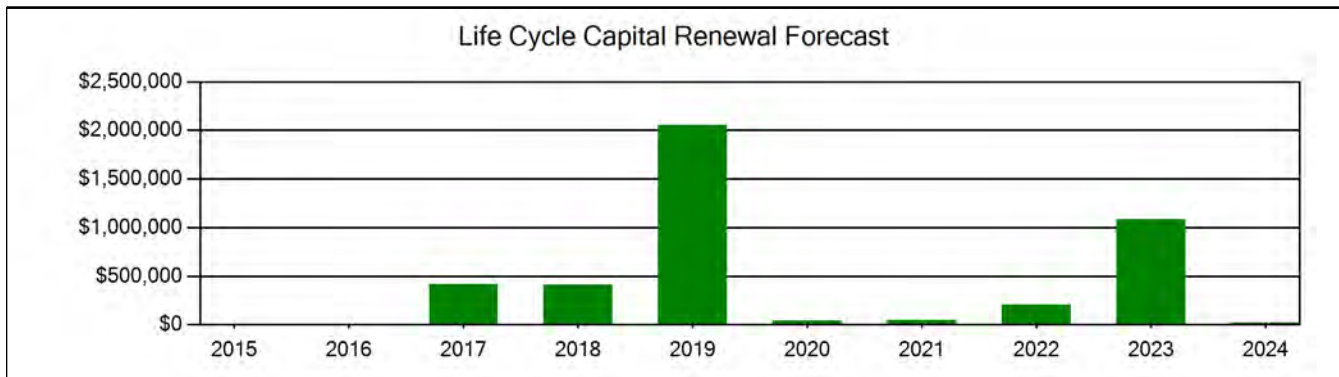
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	116,849	0	0	0	19,864	0	0	0	78,902	0	0	\$98,766	\$1.02
Roofing	830,623	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	89,110	0	0	0	0	0	5,149	0	19,787	0	0	\$24,936	\$0.26
Interior	54,372	0	0	0	147,249	35,167	0	45,123	57,061	800,669	0	\$1,085,269	\$11.25
Mechanical	0	0	0	0	134,204	234,875	31,129	0	47,682	0	0	\$447,890	\$4.64
Electrical	0	0	0	0	0	1,296,477	0	0	0	0	0	\$1,296,477	\$13.43
Plumbing	62,220	0	0	0	0	12,905	4,792	0	0	289,646	19,144	\$326,487	\$3.38
Fire and Life Safety	0	0	0	421,480	0	0	0	0	0	0	0	\$421,480	\$4.37
Technology	0	0	0	0	107,865	0	0	0	0	0	0	\$107,865	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	9,745	0	0	0	0	476,385	0	0	0	0	0	\$476,385	\$4.94
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,162,920	0	0	421,480	409,182	2,055,809	41,070	45,123	203,432	1,090,315	19,144	\$4,285,555	\$44.41



Silva Health Magnet Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Silva Health Magnet facility has an overall FCI of 6.8%

The total current cost for all building deficiencies is \$1,162,920. There are \$116,849 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,886,471. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$17,026,294.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Silva Health Magnet Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	57	CAR	4	\$116,849	2019
	Sub Total for System	1	items		\$116,849	
	Sub Total for School and Site Level	1	items		\$116,849	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	32,170	SF	1	\$260,314	2043
Membrane Flashing At Parapet (>2') Requires Repair	Deferred Maintenance	1,780	LF	2	\$541,002	2044
Metal Coping Is Damaged Or Loose And Should Be Repaired	Deferred Maintenance	20	LF	2	\$243	2045
Note: NICHE AREA ONO ROOF OUTSIDE RM E002						
The Roof Requires Cleaning	Deferred Maintenance	2,541	SF	4	\$29,064	2046
Note: INNER ROOF ACCESSED BY MECH RM M004						
	Sub Total for System	4	items		\$830,623	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Exterior Door Requires Replacement	Capital Renewal	2	Door	2	\$7,915	2022
Note: 2@ 3X7; REAPLCE DOUBLE DOORS AT MECH ROOM ON ROOF (NEAR MECH ROOM M005)						
The Storefront / Curtain Wall Is Damaged And Requires Replacement	Capital Renewal	6	SF Wall	3	\$840	2021
Note: ONE WINDOW PANE WITHIN CURTAIN WALL NEEDS TO BE REPLACED - ON WALL FACING PARKING LOT.						
The Exterior Requires Cleaning	Deferred Maintenance	45,000	SF Wall	5	\$80,355	2020
Note: ALL EXTERIOR BRICK NEEDS TO BE CLEANED.						
	Sub Total for System	3	items		\$89,110	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Doors Require Replacement	Capital Renewal	1	Door	3	\$6,491	2026
Note: REPLACE WOOD DOOR AT CLASSROOM BY STAIRS AND ELEVATOR ON THIRD FLOOR.						
The Vinyl Composition Tile Requires Replacement	Capital Renewal	20	SF	3	\$158	2025
Note: REPLACE VCT BETWEEN ROOMS 211 & 209 AND IN CLOSET OF 203.						
Metal Interior Doors Require Replacement	Capital Renewal	2	Door	4	\$7,127	2042
Note: 2@ 6X3; REPLACE DOUBLE DOORS BETWEEN MECH ROOMS M002 & M003 - THEY WILL NOT CLOSE.						
Interior Gypboard Walls Require Repainting	Deferred Maintenance	13,500	SF Wall	5	\$40,178	2024
Note: AT LEAST 1 WALL IN EACH CLASSROOM NEEDS TO BE REPAINTED.						
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	84	SF	5	\$418	2023
Note: AT LEAST 1 TILE IN ALL THE ADMIN ROOMS ON THE FIRST FLOOR NEED TO BE REPLACED (STAINED FROM MECH ROOM EQUIP LEAKAGE)						
	Sub Total for System	5	items		\$54,372	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Custodial Mop Or Service Sink Requires Replacement	Deferred Maintenance	4	Ea.	4	\$6,017	2047
Note: MOP SINKS ARE CRACKED, REPLACE.						
	Sub Total for System	1	items		\$6,017	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Pump Is Damaged And Requires Replacement	Deferred Maintenance	1	Ea.	1	\$56,204	2048
Note: FIRE WATER PUMP LEAKING AND BADLY CORRODED.						
	Sub Total for System	1	items		\$56,204	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	45	LF	4	\$9,745	2028
Note: RM 301/NONWORKING CABINATES INTERSPERSED THROUGHOUT THE RM/20LF. RM 305 25LF.						
	Sub Total for System	1	items		\$9,745	
	Sub Total for Building 01 - Main Building	15	items		\$1,046,071	
	Total for Campus	16	items		\$1,162,920	

Silva Health Magnet Condition Assessment
Supporting Photos



Silva Health Magnet HS - Auditorium



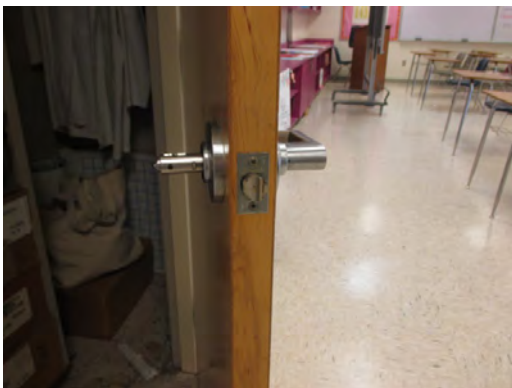
Silva Health Magnet HS - Damaged Ornamental Fence



Silva Health Magnet HS - Building Signage



Silva Health Magnet HS - Interior CMU Wall



Silva Health Magnet HS - Damaged Interior Door Hardware



Silva Health Magnet HS - Lab Classroom



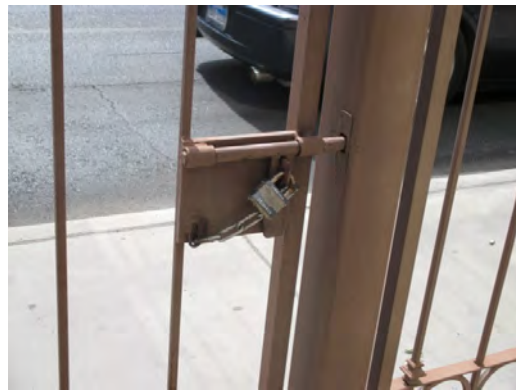
Silva Health Magnet HS - Exterior Finishes



Silva Health Magnet HS - Mechanical Room



Silva Health Magnet HS - Interior Storefront Doors



Silva Health Magnet HS - Padlock on Gate



Silva Health Magnet HS - Library



Silva Health Magnet HS - Rooftop Equipment



Silva Health Magnet HS - Missing Coping



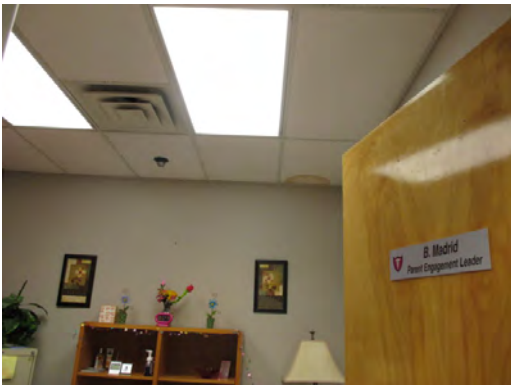
Silva Health Magnet HS - Typical Casework



Silva Health Magnet HS - Roof General Condition



Silva Health Magnet HS - Weathered Asphalt Paving



Silva Health Magnet HS - Stained Ceiling Tiles



Silva Health Magnet HS - Damaged Exterior Doors Not Closing



Silva Health Magnet HS - Typical Classroom



Silva Health Magnet HS - Roofing Material Bubbling



Silva Health Magnet HS - Corroded Fire Pump



Silva Health Magnet HS - Classroom Cabinetry



Facilities Feasibility Study

Stanton Elementary School Condition Assessment

Summary of Findings

The Stanton Elementary School Facility located at 5414 Hondo Pass in El Paso, Texas, was built in 1959. It comprises 69,419 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,192,306.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$135,397	.00%	\$254,582	.00%	\$0.00	\$119,185
01	Building 01	8,806	1959	\$132,769	8.43%	\$455,024	28.88%	\$15.08	\$322,255
02	Building 02	8,801	1959	\$221,160	14.04%	\$526,091	33.41%	\$25.13	\$304,931
03	Building 03	12,627	1959	\$171,044	7.57%	\$759,684	33.62%	\$13.55	\$588,640
04	Main Building	27,196	1959	\$531,672	10.93%	\$1,706,902	35.08%	\$19.55	\$1,175,230
05	Gym Building	5,077	2005	\$265	.03%	\$43,462	4.78%	\$0.05	\$43,197
262	Transportable-262	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
269	Transportable-269	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
271	Transportable-271	864	1969	\$0	.00%	\$0	.00%	\$0.00	\$0
302	Transportable-0302	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
651	Transportable-651	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
681	Transportable-681	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
766	Transportable-766	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
823	Transportable-823	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		69,419		\$1,192,306	10.66%	\$3,745,744	33.49%	\$17.18	\$2,553,438

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$123,930	\$14,720	\$138,649
Roofing	\$91,507	-	-	-	-	\$91,507
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	\$2,253	-	\$2,253
Interior	-	-	-	-	\$346,967	\$346,967
Mechanical	-	\$138,424	\$46,468	\$54,021	\$265	\$239,179
Electrical	-	\$96,501	\$18,698	\$52,615	-	\$167,814
Plumbing	-	-	\$49,148	\$48,572	\$10,645	\$108,365
Fire and Life Safety	-	\$24,437	-	-	-	\$24,437
Technology	-	-	-	-	\$73,135	\$73,135
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0



Facilities Feasibility Study
Stanton Elementary School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$91,507	\$259,362	\$114,313	\$281,391	\$445,732	\$1,192,306

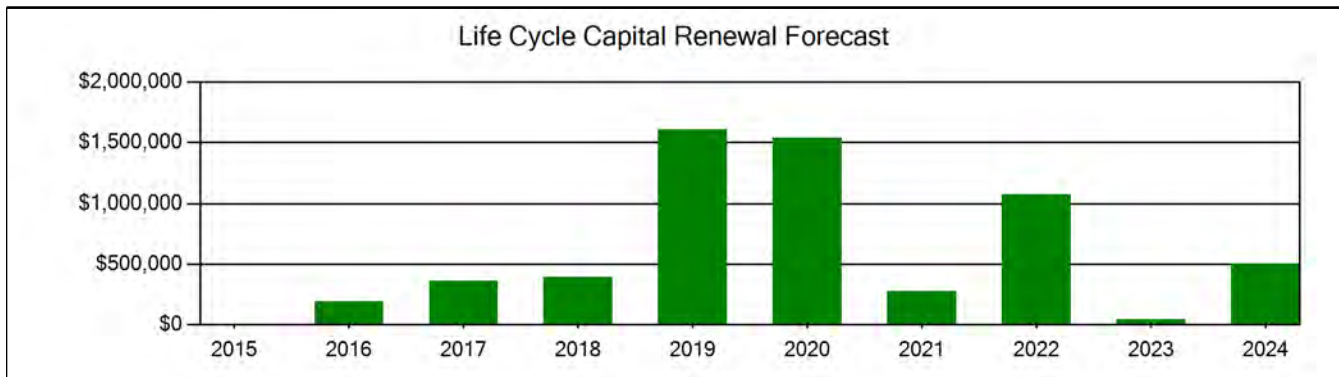
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	138,649	0	0	0	0	119,185	0	258,297	80,765	0	0	\$458,247	\$7.33
Roofing	91,507	0	0	0	0	413,798	0	0	0	0	132,575	\$546,373	\$8.74
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	2,253	0	0	0	99,193	0	412,115	0	106,708	0	215,058	\$833,074	\$13.33
Interior	346,967	0	15,351	0	202,399	0	558,829	20,732	865,322	36,026	54,576	\$1,753,235	\$28.05
Mechanical	239,179	0	84,958	0	0	99,676	120,222	0	9,650	0	27,233	\$341,739	\$5.47
Electrical	167,814	0	0	0	0	933,698	0	0	10,489	0	68,816	\$1,013,003	\$16.21
Plumbing	108,365	0	89,516	16,570	6,259	40,533	11,691	0	0	7,354	4,302	\$176,225	\$2.82
Fire and Life Safety	24,437	0	0	344,212	0	0	0	0	0	0	0	\$344,212	\$5.51
Technology	73,135	0	0	0	88,090	0	0	0	0	0	0	\$88,090	\$1.41
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	436,913	0	0	0	0	\$436,913	\$6.99
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,192,306	0	189,825	360,782	395,941	1,606,890	1,539,770	279,029	1,072,934	43,380	502,560	\$5,991,111	\$95.85



Stanton Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Stanton Elementary School facility has an overall FCI of 10.7%

The total current cost for all building deficiencies is \$1,192,306. There are \$135,397 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,553,438. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,184,377.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Stanton Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading Note: Entire site needs regrading.	Deferred Maintenance	75,000	SF	4	\$47,542	188
Exterior Basketball Goals are Required Note: Exterior Basketball Goals are Required	Educational Adequacy	3	Ea.	5	\$14,720	714
Sub Total for System		2	items		\$62,262	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks appropriate number of surveillance cameras. Note: School lacks appropriate number of surveillance cameras.	Functional Deficiency	16	Ea.	5	\$73,135	718
Sub Total for System		1	items		\$73,135	
Sub Total for School and Site Level		3	items		\$135,397	

Building: 01 - Building 1

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced Note: NEED TO REPLACE LIGHT FIXTURES. LENSES ARE CRACKED AND WEATHERED.	Capital Renewal	4	Ea.	3	\$4,527	135
Sub Total for System		1	items		\$4,527	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	8,806	SF	5	\$56,337	190
Sub Total for System		1	items		\$56,337	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: REPALCE RADIANT HEATERS (WATER)	Capital Renewal	8	Ea.	2	\$24,788	138
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: CONTROLS ARE BEYOND EXPECTED LIFE	Capital Renewal	8,806	SF	4	\$15,734	139
Sub Total for System		2	items		\$40,523	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: 1@225AMPS	Capital Renewal	1	Ea.	2	\$6,739	136
The Electrical Circuit Capacity Is Inadequate Note: 16@20AMPS	Functional Deficiency	16	EACH	4	\$16,189	137
Sub Total for System		2	items		\$22,928	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement Note: FOUNTAIN NEEDS REPLACEMENT.	Capital Renewal	1	Ea.	4	\$3,132	140
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		2	items		\$8,454	
Sub Total for Building 01 - Building 1		8	items		\$132,769	

Building: 02 - Building 2

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced Note: REPLACE, LENSES ARE AGED AND WEATHERED.	Capital Renewal	5	Ea.	3	\$5,659	142
Sub Total for System		1	items		\$5,659	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Modified Roof Covering Requires Replacement	Capital Renewal	8,801	SF	1	\$91,507	192
Sub Total for System		1	items		\$91,507	



Facilities Feasibility Study

Stanton Elementary School Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement Note: 1x1 adhered.	Capital Renewal	8,801	SF	5	\$56,305	191
Sub Total for System		1	items		\$56,305	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: RADIANT WATER HEATERS BEYOND EXPECTED LIFE.	Capital Renewal	7	Ea.	2	\$21,690	218
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: CONTROLS ARE BEYOND EXPECTED LIFE.	Capital Renewal	8,801	SF	4	\$15,725	217
Sub Total for System		2	items		\$37,415	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: PANELBOARD IS OUTDATED AND NEEDS TO BE REPLACED.	Capital Renewal	1	Ea.	2	\$6,739	143
The Electrical Circuit Capacity Is Inadequate Note: 18@20AMPS; NEED ADDITIONAL POWER IN THE CLASSROOMS.	Functional Deficiency	18	EACH	4	\$18,213	144
Sub Total for System		2	items		\$24,952	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	1	Ea.	5	\$5,323	Rollup
Sub Total for System		1	items		\$5,323	
Sub Total for Building 02 - Building 2		8	items		\$221,160	

Building: 03 - Buiding 3

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Repaired Note: LENSES ARE WEATHERED AND CRACKED.	Deferred Maintenance	4	Ea.	3	\$1,504	145
Sub Total for System		1	items		\$1,504	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement Note: 1X1 ADHERED	Capital Renewal	12,627	SF	5	\$80,782	193
Sub Total for System		1	items		\$80,782	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: REPLACE RADIANT WATER HEATERS.	Capital Renewal	13	Ea.	2	\$40,281	220
Controls Are Inadequate And Should Be Replaced With DDC Controls Note: REPLACE CONTROLS, BEYOND END OF SERVICE LIFE.	Capital Renewal	12,627	SF	4	\$22,562	219
Sub Total for System		2	items		\$62,843	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: PANELBOARD NEEDS TO BE REPLACED.	Capital Renewal	1	Ea.	2	\$6,739	146
The GFCI Electrical Receptacles Are Inadequate And More Are Needed Note: NEED OUTLETS AT COUNSLER OFFICE.	Deferred Maintenance	2	Ea.	3	\$963	148
The Electrical Circuit Capacity Is Inadequate Note: 18@20AMPS; NEED MORE RECEPTICALS IN CLASSROOMS.	Functional Deficiency	18	EACH	4	\$18,213	147
Sub Total for System		3	items		\$25,915	
Sub Total for Building 03 - Buiding 3		7	items		\$171,044	

Building: 04 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement Note: MDP#5 OBSOLETE AND NEEDS REPLACEMENT.	Capital Renewal	1	Ea.	2	\$45,992	152
The Mounted Building Lighting Is Damaged And Should Be Repaired Note: LENSES ARE WEATHERED AND NEED REPLACEMENT.	Deferred Maintenance	8	Ea.	3	\$3,509	149



Facilities Feasibility Study

Stanton Elementary School Condition Assessment

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	29	CAR	4	\$76,388	676
Note: 10000SF, paving at play area						
Location: play area						
Sub Total for System		3	items		\$125,889	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Louver requires replacement	Deferred Maintenance	1	Ea.	4	\$2,253	1966
Note: Replace large steel wall louver						
Location: Main boiler room						
Sub Total for System		1	items		\$2,253	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	24,000	SF	5	\$153,542	189
Note: ADHERED 1X1 TILES.						
Sub Total for System		1	items		\$153,542	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	27,196	SF	2	\$51,665	222
Note: REPLACE						
The Steam/Hot Water Radiant Heater Requires Replacement	Capital Renewal	20	Ea.	3	\$46,468	243
Sub Total for System		2	items		\$98,133	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$10,077	150
Note: NEED TO REPLACE/UPDATE PANEL BOARDS.						
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$20,216	151
Note: NEED TO REPLACE/UPDATE PANEL BOARDS.						
The Electrical Receptacles Are Inadequate And More Are Needed	Functional Deficiency	6	Ea.	3	\$2,536	153
Note: NEED TO ADD POWER OUTLETS TO ATTENDANCE OFFICE.						
Sub Total for System		3	items		\$32,829	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Capital Renewal	19	Ea.	3	\$49,148	675
The Rest Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	19	Ea.	4	\$45,440	223
Note: FOOT VALVE OPERATED TOILETS.						
Sub Total for System		2	items		\$94,588	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Kitchen Exhaust Hood	Capital Renewal	2	Ea.	2	\$24,437	221
Note: REPLACE NOT WORKING.						
Sub Total for System		1	items		\$24,437	
Sub Total for Building 04 - Main Building		13	items		\$531,672	

Building: 05 - Gym

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Register Requires Replacement	Deferred Maintenance	1	Ea.	5	\$265	271
Note: MISSING 1 REGISTER IN OFFICE.						
Sub Total for System		1	items		\$265	
Sub Total for Building 05 - Gym		1	items		\$265	
Total for Campus		40	items		\$1,192,306	



Facilities Feasibility Study
Stanton Elementary School Condition Assessment

Buildings with no reported deficiencies

- 262 - Transportable-262
- 269 - Transportable-269
- 271 - Transportable-271
- 302 - Transportable-0302
- 651 - Transportable-651
- 681 - Transportable-681
- 766 - Transportable-766
- 823 - Transportable-823

Stanton Elementary School Condition Assessment
Supporting Photos



Stanton ES - Entryway



Stanton ES - Damaged Louvre



Stanton ES - Damaged Pedestrian Paving



Stanton ES - Elevation 02



Stanton ES - Marquee



Stanton ES - Mismatched Ceiling Tiles



Stanton ES - Site Elevation 01



Stanton ES - Side Elevation 02



Stanton ES - Weathered, Cracked Paved Play Areas



Stanton ES - Windows General Condition



Facilities Feasibility Study
 Houston School of Choice/About Face/Parent Ctr/Sunset HS
 (Trad/Night) Condition Assessment

Summary of Findings

The Houston School of Choice/About Face/Parent Ctr/Sunset HS (Trad/Night) Facility located at 2851 Grant in El Paso, Texas, was built in 1922. It comprises 90,292 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,166,088.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	43,985	1922	\$1,545,158	19.63%	\$1,775,144	22.56%	\$35.13	\$229,986
02	Adult Education Building	7,821	1970	\$66,961	4.78%	\$259,011	18.51%	\$8.56	\$192,050
03	Cafeteria Building	17,339	1970	\$286,705	9.37%	\$323,279	10.57%	\$16.54	\$36,574
04	Library Building	21,147	1970	\$267,264	7.06%	\$356,575	9.42%	\$12.64	\$89,311
Totals		90,292		\$2,166,088	13.44%	\$2,714,009	16.84%	\$23.99	\$547,921

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$738,309	\$334,569	\$19,366	-	-	\$1,092,244
Structural	-	-	-	-	-	\$0
Exterior	-	\$647,814	-	-	-	\$647,814
Interior	-	-	\$233,254	\$6,184	\$18,780	\$258,218
Mechanical	-	\$140,704	-	-	-	\$140,704
Electrical	-	\$26,978	\$130	-	-	\$27,108
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$738,309	\$1,150,065	\$252,749	\$6,184	\$18,780	\$2,166,088

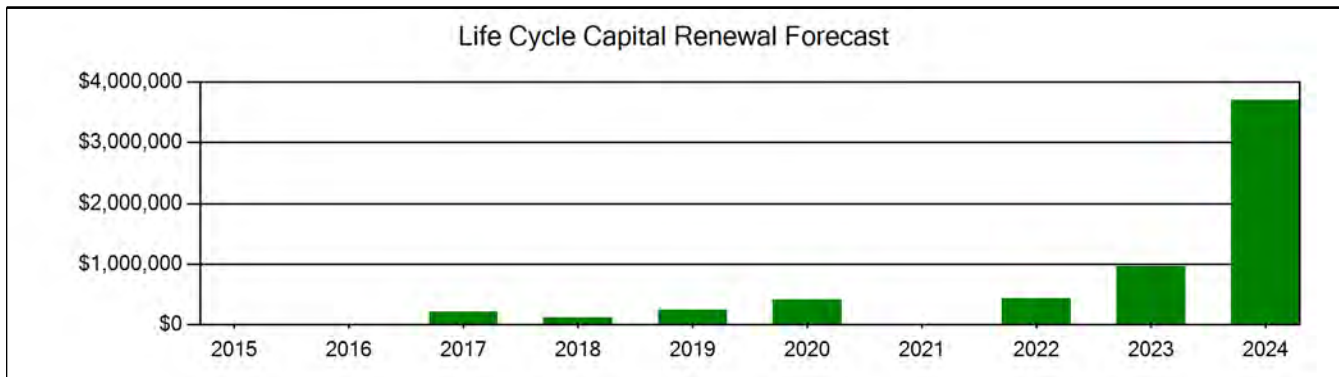
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	26,922	0	0	79,457	0	145,982	\$252,361	\$2.79
Roofing	1,092,244	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	647,814	0	0	1,612	0	92,662	11,271	0	0	0	1,176,852	\$1,282,397	\$14.20
Interior	258,218	0	0	0	0	24,333	352,306	11,970	0	588,462	546,032	\$1,523,103	\$16.87
Mechanical	140,704	0	0	0	4,718	95,082	0	0	329,461	0	413,003	\$842,264	\$9.33
Electrical	27,108	0	0	0	0	0	0	0	29,576	0	1,046,395	\$1,075,971	\$11.92
Plumbing	0	0	0	31,217	4,874	6,453	53,652	0	0	376,380	0	\$472,576	\$5.23
Fire and Life Safety	0	0	0	179,094	0	0	0	0	0	0	0	\$179,094	\$1.98
Technology	0	0	0	0	107,876	0	0	0	0	0	0	\$107,876	\$1.19
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	370,869	\$370,869	\$4.11
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,166,088	0	0	211,923	117,468	245,452	417,229	11,970	438,494	964,842	3,699,133	\$6,106,511	\$67.63





Facilities Feasibility Study

Houston School of Choice/About Face/Parent Ctr/Sunset HS
(Trad/Night) Condition Assessment

Houston School of Choice/About Face/Parent Ctr/Sunset HS (Trad/Night)
Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Houston School of Choice/About Face/Parent Ctr/Sunset HS (Trad/Night) facility has an overall FCI of 13.4%

The total current cost for all building deficiencies is \$2,166,088. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$547,921. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$16,112,426.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Houston School of Choice/About Face/Parent Ctr/Sunset HS

(Trend/Watch) Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Single ply roof system is very old and worn out. Replace.	Capital Renewal	17,099	SF	1	\$314,950	2726
Concrete Decking Is Damaged And Requires Repair Note: Concrete ceiling in mechanical room M001 is in poor condition. Parts of the ceiling are falling apart. Repair	Deferred Maintenance	688	SF	2	\$6,165	2717
Flashings At Scupper Is Damaged And Should Be Repaired Note: Scupper flashing is cracked and needs to be repaired.	Deferred Maintenance	4	Ea.	2	\$138	2727
Membrane Flashing At Curb (<2') Requires Repair Note: Membrane flashing at curb is badly blistered and cracked. Leaking issues	Deferred Maintenance	650	LF	2	\$23,577	2722
Membrane Flashing At Parapet (>2') Requires Repair Note: Membrane flashing at parapet is cracked and worn out.	Deferred Maintenance	650	LF	2	\$268,393	2723
Membrane Flashings At Equipment Curbs Require Repair Note: Membrane flashing at equipment curb is cracking and blistering around the edges.	Deferred Maintenance	280	LF	2	\$4,677	2725
Re-Seal Metal Roof-To-Wall Flashing At Wall Note: Very old roof and parapet. Walls are cracking and need to be repaired.	Deferred Maintenance	650	LF	2	\$2,800	2724
Drains And Piping Are Needed To Eliminate Ponding Note: Drains are needed because ponding stains are visible in several locations	Functional Deficiency	4	Ea.	3	\$13,375	2728
Overflow Scuppers Are Missing And Are Needed Note: Overflow scuppers are also needed because none are provided	Deferred Maintenance	4	Ea.	3	\$3,235	2729
Sub Total for System		9	items		\$637,309	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Wood Window Is Damaged And Requires Replacement Note: 100 @ 8 x 3; Replace wooden window frames because they are extremely old, chipped and difficult to open.	Capital Renewal	2,400	SF	2	\$437,761	2711
The Wood Window Is Damaged And Requires Replacement Note: 6 @ 12 x 8; Replace wooden window frames because they are extremely old, chipped and difficult to open.	Capital Renewal	576	SF	2	\$113,927	2712
The Wood Window Is Damaged And Requires Replacement Note: 30 @ 5 x 3; Replace wooden window frames because they are extremely old, chipped and difficult to open.	Capital Renewal	450	SF	2	\$89,006	2713
The Wood Window Is Damaged And Requires Replacement Note: 4 @ 3 x 3; Replace wooden window frames because they are extremely old, chipped and difficult to open.	Capital Renewal	36	SF	2	\$7,120	2714
Sub Total for System		4	items		\$647,814	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Ceiling acoustical grid with tiles is leaking throughout the building. Location: Rooms: 002, 017, 020, 022, 023, 025, 030, 031	Capital Renewal	4,399	SF	3	\$1,951	2715
The Vinyl Composition Tile Requires Replacement Note: Replace old 9" vinyl comp. tile throughout the building. Areas have been taped up to hold the tile. Location: Rooms: J001, C002, 011, 012, 016, 017, 018, 019, C003, 022, TL002, 023, 025, C005, 002, 028, 029, 030, 031, 032	Capital Renewal	15,000	SF	3	\$161,401	2721
Interior Gypboard Walls Require Repair Note: Repair plaster wall in room 003 and 004 Location: Room 003, 004	Deferred Maintenance	400	SF Wall	4	\$2,598	2719
The Plaster Ceilings Are Damaged And Requires Repair Note: Plaster ceiling is badly leaking and cracking above the sides of the stage.	Deferred Maintenance	200	SF	4	\$3,230	2716
Interior Brick/Stone Require Replacement (Bldg SF) Note: Repair brick wall in room M001. The walls are peeling away and cracking.	Capital Renewal	800	SF	5	\$18,376	2720
Interior Gypboard Walls Require Repainting Note: Repaint plaster wall in Room 002 Location: Room 002	Deferred Maintenance	100	SF Wall	5	\$404	2718
Sub Total for System		6	items		\$187,960	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Replace old fin radiant heater units. Past useful life, no temp control	Capital Renewal	22	Ea.	2	\$72,074	2777
Sub Total for System		1	items		\$72,074	
Sub Total for Building 01 - Main Building		20	items		\$1,545,158	



Facilities Feasibility Study

Houston School of Choice/About Face/Parent Ctr/Sunset HS
(Final/Initial) Condition Assessment

Building: 02 - Adult Education Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Replace entire roof system single ply. Old and worn out.	Capital Renewal	4,212	SF	1	\$57,106	2865
Membrane Flashing At Curb (<2') Requires Repair Note: Membrane flashing at curb is cracking and needs to be repaired.	Deferred Maintenance	250	LF	2	\$6,675	2863
Membrane Flashings At Equipment Curbs Require Repair Note: Membrane flashing at equipment curb is cracking and needs to be repaired.	Deferred Maintenance	80	LF	2	\$984	2864
Sub Total for System		3	items		\$64,764	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Acoustical grid with tiles is leaking Location: Rooms: 0B1, 0B2, 0B3, 0B4	Capital Renewal	1,173	SF	3	\$1,995	2847
The Vinyl Composition Tile Requires Replacement Note: Cracked vinyl comp tile in hallway C001 Location: hallway C001	Capital Renewal	20	SF	3	\$158	2848
Sub Total for System		2	items		\$2,153	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard is not Labeled per code Note: Panel "CP" has no factory tag. Cannot determine amperage. Location: Room 3	Code Compliance	1	Ea.	3	\$43	2866
Sub Total for System		1	items		\$43	
Sub Total for Building 02 - Adult Education Building		6	items		\$66,961	

Building: 03 - Cafeteria

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	13,507	SF	1	\$183,127	3054
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	400	LF	2	\$10,680	3053
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,378	2354
Sub Total for System		3	items		\$195,184	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Replace leaking acoustical grid lines from ceiling Location: Rooms: X104, 0A5, 0A6, C001, cafe, C002	Capital Renewal	160	SF	3	\$1,277	3050
The Vinyl Composition Tile Requires Replacement Note: Replace old 9" vinyl comp tiles Location: Rooms: 0A2, C001, 0A1, X104, X105, 0A3, X106, X102, 0A5, cafe	Capital Renewal	8,000	SF	3	\$63,362	3052
The Plaster Ceilings Are Damaged And Requires Repair Note: Repair plaster ceiling for leaks in the kitchen.	Deferred Maintenance	173	SF	4	\$357	3051
Sub Total for System		3	items		\$64,995	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Replace fin radiant heaters, past useful life, no temp control	Capital Renewal	11	Ea.	2	\$26,526	3056
Sub Total for System		1	items		\$26,526	
Sub Total for Building 03 - Cafeteria		7	items		\$286,705	

Building: 04 - Library

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	13,507	SF	1	\$183,127	3120
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	300	LF	2	\$8,010	3117
Membrane Flashing At Parapet (>2') Requires Repair	Deferred Maintenance	300	LF	2	\$751	3118
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	140	LF	2	\$1,721	3119
The Roof Operable Hatch Requires Replacement Note: Roof hatch is heavy to open, broken and has no railing	Deferred Maintenance	1	Ea.	3	\$1,378	2353
Sub Total for System		5	items		\$194,987	



Facilities Feasibility Study

Houston School of Choice/About Face/Parent Ctr/Sunset HS

(Trend/High) Condition Assessment

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Replace the tiles (leak) and grid on first floor and room 102 on basement floor. Location: first floor and room 102 on basement floor.	Capital Renewal	350	SF	3	\$2,793	3115
The Vinyl Composition Tile Requires Replacement Note: Replace vinyl floor tile for cracks in the lounge on basement level.	Capital Renewal	40	SF	3	\$317	3116
Sub Total for System		2	items		\$3,110	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement	Capital Renewal	6	Ea.	2	\$42,103	3299
Sub Total for System		1	items		\$42,103	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Panels "AM", "A2", "A1"; Federal Pacific	Capital Renewal	3	Ea.	2	\$15,733	3254
The Panelboard Requires Replacement Note: Panel "MA", Federal Pacific	Capital Renewal	1	Ea.	2	\$11,245	3287
Panelboard is not Labeled per code Note: 208V-100A Panels Location: Library, second floor	Code Compliance	2	Ea.	3	\$86	3289
Sub Total for System		3	items		\$27,064	
Sub Total for Building 04 - Library		11	items		\$267,264	
Total for Campus		44	items		\$2,166,088	



Facilities Feasibility Study

Houston School of Choice/About Face/Parent Ctr/Sunset HS
(Trad/Night) Condition Assessment

Houston School of Choice/About Face/Parent Ctr/Sunset HS (Trad/Night) Condition Assessment

Supporting Photos



Facilities Feasibility Study
Telles Academy (H.S.) Condition Assessment

Summary of Findings

The Telles Academy (H.S.) Facility located at 320 S. Campbell in El Paso, Texas, was built in 1960. It comprises 36,237 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$215,010.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	36,237	1960	\$215,010	3.36%	\$355,607	5.56%	\$5.93	\$140,597
Totals		36,237		\$215,010	3.36%	\$355,607	5.56%	\$5.93	\$140,597

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$210,374	-	\$2,585	-	-	\$212,959
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$2,051	-	-	\$2,051
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$210,374	\$0	\$4,635	\$0	\$0	\$215,010

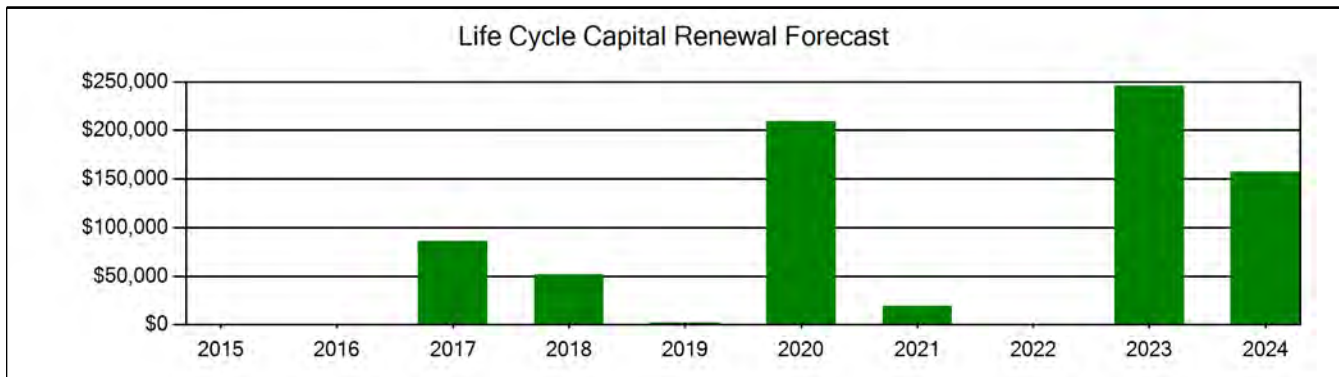
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	92,249	\$92,249	\$2.55
Roofing	212,959	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	2,051	0	0	0	0	0	209,810	5,652	0	239,534	0	\$454,996	\$12.56
Mechanical	0	0	0	0	0	0	0	0	0	0	11,943	\$11,943	\$0.33
Electrical	0	0	0	0	0	2,262	0	0	0	0	53,096	\$55,358	\$1.53
Plumbing	0	0	0	0	0	0	0	13,808	0	6,269	0	\$20,077	\$0.55
Fire and Life Safety	0	0	0	86,333	0	0	0	0	0	0	0	\$86,333	\$2.38
Technology	0	0	0	0	52,002	0	0	0	0	0	0	\$52,002	\$1.44
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	215,010	0	0	86,333	52,002	2,262	209,810	19,460	0	245,803	157,288	\$772,958	\$21.33





Telles Academy (H.S.) Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Telles Academy (H.S.) facility has an overall FCI of 3.4%

The total current cost for all building deficiencies is \$215,010. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$140,597. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$6,392,932.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Telles Academy (H.S.) Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: Single ply roof system is worn out with cracks, blisters, and large water ponding stains.	Capital Renewal	12,076	SF	1	\$210,374	3473
Roof access ladder requires replacement Note: Roof hatch does not have sufficient steps to access the roof. Also, there is no safety railing at the top.	Deferred Maintenance	15	LF	3	\$2,585	4174
Sub Total for System		2	items		\$212,959	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: acoustical grid with tiles needs to be replaced for leaks Location: Rooms: X107, B01, X106, X109, 112, 109, X109, X100	Capital Renewal	200	SF	3	\$2,051	3472
Sub Total for System		1	items		\$2,051	
Sub Total for Building 01 - Main Building		3	items		\$215,010	
Total for Campus		3	items		\$215,010	

Telles Academy (H.S.) Condition Assessment
Supporting Photos



Telles Academy HS - Building Signage



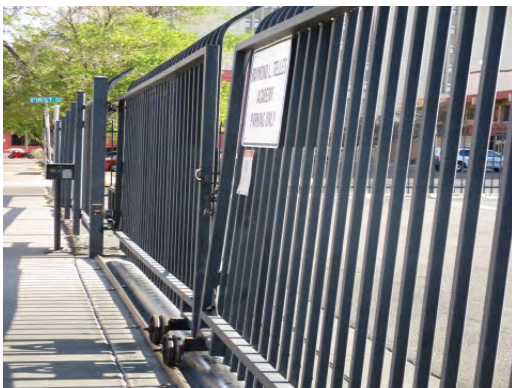
Telles Academy HS - Cafeteria



Telles Academy HS - Cooling Tower



Telles Academy HS - Damaged Roof Exhaust Fan



Telles Academy HS - Damaged Ornamental Gate



Telles Academy HS - Entry



Telles Academy HS - Mechanical Yard



Telles Academy HS - Evidence of Ponding on Roof



Telles Academy HS - Parking



Telles Academy HS - Paved Play Area



Telles Academy HS - Rear Elevation



Telles Academy HS - Roof Exhaust



Telles Academy HS - Roof General Condition



Telles Academy HS - Storefront Entry Doors



Telles Academy HS - Typical Ceiling Grid System



Telles Academy HS - Typical Flooring



Telles Academy HS - Damaged Paving at Play Area



Facilities Feasibility Study
Terrace Hills Middle School Condition Assessment

Summary of Findings

The Terrace Hills Middle School Facility located at 4835 Blossom in El Paso, Texas, was built in 1972. It comprises 128,008 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,999,503.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$512,597	.00%	\$512,597	.00%	\$0.00	\$0
01	Main Building	64,666	1972	\$524,958	4.52%	\$3,523,567	30.36%	\$8.12	\$2,998,609
02	Classroom Wing	21,716	1980	\$319,652	8.20%	\$1,008,120	25.87%	\$14.72	\$688,468
03	Library Building	4,771	1992	\$1,144	.13%	\$137,995	16.12%	\$0.24	\$136,851
04	Music Building	7,858	1976	\$330,162	23.41%	\$710,855	50.41%	\$42.02	\$380,693
05	Gym Building	16,279	2007	\$261,229	8.94%	\$693,284	23.73%	\$16.05	\$432,055
06	Cafeteria Building	12,718	2006	\$49,762	2.18%	\$263,423	11.54%	\$3.91	\$213,661
Totals		128,008		\$1,999,503	8.70%	\$6,849,840	29.82%	\$15.62	\$4,850,337

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$487,107	\$25,490	\$512,597
Roofing	\$205,614	-	-	\$1,144	-	\$206,758
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$1,930	-	\$52,291	\$54,220
Interior	-	-	\$235,314	\$198,560	-	\$433,874
Mechanical	-	\$94,579	-	\$30,821	-	\$125,400
Electrical	-	\$163,654	-	\$507	-	\$164,161
Plumbing	-	-	-	\$9,749	-	\$9,749
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$72,274	-	-	\$420,470	-	\$492,744
Other	-	-	-	-	-	\$0
Total	\$277,888	\$258,234	\$237,243	\$1,148,357	\$77,781	\$1,999,503

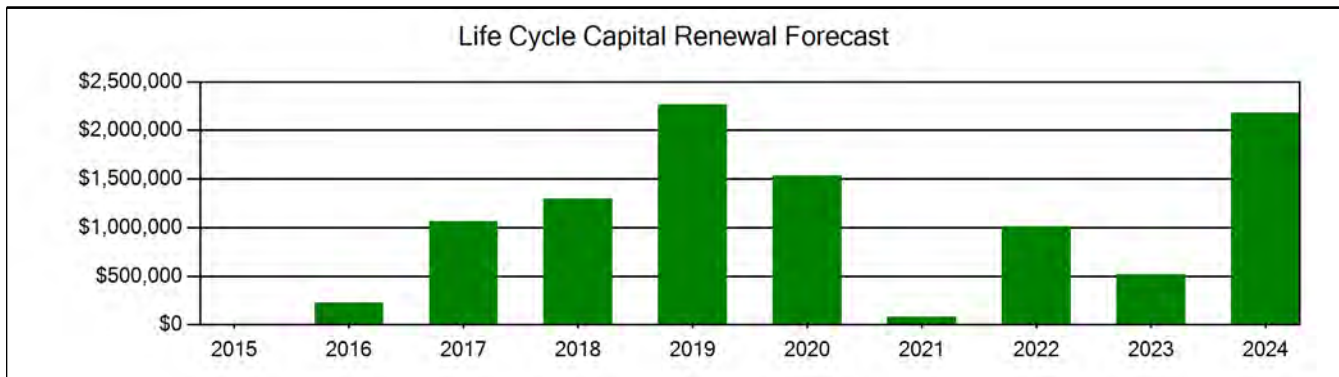
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	512,597	0	0	0	0	0	0	0	131,482	0	0	\$131,482	\$1.03
Roofing	206,758	0	0	0	0	17,802	0	0	0	0	44,964	\$62,766	\$0.49
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	54,220	0	0	0	123,155	0	871,739	67,936	557,998	0	887,296	\$2,508,124	\$19.59
Interior	433,874	0	31,845	490,391	810,969	43,701	570,597	0	12,081	146,071	108,447	\$2,214,102	\$17.30
Mechanical	125,400	0	193,059	7,466	274,496	588,904	11,623	1,991	202,753	0	415,105	\$1,695,397	\$13.24
Electrical	164,161	0	0	0	0	1,553,043	0	0	90,451	0	723,155	\$2,366,649	\$18.49
Plumbing	9,749	0	0	9,094	12,186	64,394	67,663	8,603	22,924	369,707	0	\$554,571	\$4.33
Fire and Life Safety	0	0	0	559,038	0	0	0	0	0	0	0	\$559,038	\$4.37
Technology	0	0	0	0	70,794	0	0	0	0	0	0	\$70,794	\$0.55
Conveyances	0	0	0	0	0	0	9,974	0	0	0	0	\$9,974	\$0.08
Specialties	492,744	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,999,503	0	224,904	1,065,989	1,291,600	2,267,844	1,531,596	78,530	1,017,689	515,778	2,178,967	\$10,172,897	\$79.47



Terrace Hills Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Terrace Hills Middle School facility has an overall FCI of 8.7%

The total current cost for all building deficiencies is \$1,999,503. There are \$512,597 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$4,850,337. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$22,973,596.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Terrace Hills Middle School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Paving Is Damaged And Requires Replacement Location: West Lot	Capital Renewal	80	CAR	4	\$163,998	2531
Asphalt Paving Is Damaged And Requires Replacement Location: East Lot	Capital Renewal	72	CAR	4	\$147,598	2533
Asphalt Paving Is Damaged And Requires Replacement Note: complete replacement of tennis courts	Capital Renewal	65	CAR	4	\$133,249	2540
Fencing Requires Replacement (8' Chain Link Fence) Note: 10' high; Replace fencing at tennis courts Location: Tennis Courts	Capital Renewal	650	LF	4	\$25,823	2530
Site Drainage is Inadequate and Installation of Drainage Piping Note: WATER INTRUSION OCCURS AT COURTYARD. ADD TRENCH DRAIN ALONG EXTERIOR WALL Location: BUILDING 02 AT COURTYARD OUTSIDE OF ROOM 122	Deferred Maintenance	30	LF	4	\$1,844	1921
Tennis Courts, Nets, And Equipment Are Damaged And Require Replacement	Deferred Maintenance	4	Ea.	4	\$14,594	2542
Exterior Basketball Goals Are Damaged And Require Repair	Deferred Maintenance	8	Ea.	5	\$3,076	2541
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	8	Ea.	5	\$17,651	2535
Wheel Stops Are Damaged And Require Replacement Note: Add wheel stops	Deferred Maintenance	42	Ea.	5	\$4,763	2537
Sub Total for System		9	items		\$512,597	
Sub Total for School and Site Level		9	items		\$512,597	

Building: 01 - Main Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning	Deferred Maintenance	900	SF Wall	5	\$1,607	2551
Sub Total for System		1	items		\$1,607	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	600	SF	3	\$5,580	2553
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	2,200	SF	3	\$34,586	2554
Sub Total for System		2	items		\$40,166	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$7,945	2664
The Electrical Transformer Requires Replacement	Capital Renewal	3	Ea.	2	\$16,283	2665
Sub Total for System		2	items		\$24,229	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: 600 A; MDP located on 2nd floor electrical room labeled "P1" is a Federal Pacific 600 A. Needs to be replaced. Some panels and transformers in corridors and electrical room did not have labels.	Capital Renewal	1	Ea.	2	\$28,201	2560
The Panelboard Requires Replacement	Capital Renewal	9	Ea.	2	\$23,527	2667
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$31,466	2668
The Panelboard Requires Replacement	Capital Renewal	4	Ea.	2	\$28,500	2669
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,934	2670
Sub Total for System		5	items		\$121,628	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	64,666	SF	1	\$72,274	2666
Sub Total for System		1	items		\$72,274	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	1,150	LF	4	\$249,047	2555
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	210	LF	4	\$16,006	2556
Sub Total for System		2	items		\$265,053	
Sub Total for Building 01 - Main Building		13	items		\$524,958	



Facilities Feasibility Study

Terrace Hills Middle School Condition Assessment

Building: 02 - Classroom Wing

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	21,700	SF	1	\$205,614	2577
Sub Total for System		1	items		\$205,614	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement	Capital Renewal	800	SF	3	\$7,440	2571
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	800	SF	3	\$12,577	2572
Sub Total for System		2	items		\$20,017	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Base Storage Cabinets Require Replacement	Capital Renewal	360	LF	4	\$77,963	2573
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	44	LF	4	\$3,354	2576
The Upper Storage Cabinets Require Replacement	Capital Renewal	40	LF	4	\$5,616	2574
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	35	LF	4	\$7,088	2575
Sub Total for System		4	items		\$94,020	
Sub Total for Building 02 - Classroom Wing		7	items		\$319,652	

Building: 03 - Library

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Requires Cleaning	Deferred Maintenance	100	SF	4	\$1,144	2578
Location: At North End						
Sub Total for System		1	items		\$1,144	
Sub Total for Building 03 - Library		1	items		\$1,144	

Building: 04 - Music

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning	Deferred Maintenance	800	SF Wall	5	\$1,429	2579
Sub Total for System		1	items		\$1,429	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	5,200	SF	3	\$81,749	2581
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	8,000	SF Wall	4	\$134,617	2580
Sub Total for System		2	items		\$216,366	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$5,428	2672
Controls Are Inadequate And Should Be Replaced With DDC Controls	Capital Renewal	7,858	SF	4	\$30,821	2582
Note: Out of data; end of useful service life						
Sub Total for System		2	items		\$36,248	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$5,244	2584
Note: Federal Pacific						
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	2585
Note: Federal Pacific						
Sub Total for System		2	items		\$12,369	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement	Capital Renewal	4	Ea.	4	\$9,749	2583
Note: rusty						
Sub Total for System		1	items		\$9,749	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Student Lockers Require Replacement	Capital Renewal	80	Ea.	4	\$54,001	2673
Sub Total for System		1	items		\$54,001	
Sub Total for Building 04 - Music		9	items		\$330,162	



Facilities Feasibility Study
Terrace Hills Middle School Condition Assessment

Building: 05 - Gymnasium

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting Note: 14 @ 7 x 3	Deferred Maintenance	14	Door	3	\$1,930	2586
Sub Total for System		1	items		\$1,930	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement	Capital Renewal	5,940	SF	3	\$93,382	2588
Interior Ceramic Walls Require Repair Or Replacement	Capital Renewal	3,800	SF Wall	4	\$63,943	2587
Sub Total for System		2	items		\$157,325	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement Note: 600 MBH; Replace boiler, very inefficient, made in 1976	Capital Renewal	1	Ea.	2	\$37,644	2591
The Boiler HVAC Component Is Damaged And Requires Replacement Note: 750 MBH; Replace boiler, very inefficient, made in 1976	Capital Renewal	1	Ea.	2	\$37,644	2592
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Heating coils are damaged. Fins are bent and most likely 1976 vintage	Capital Renewal	8	Ea.	2	\$19,292	2593
Sub Total for System		3	items		\$94,579	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	12	LF	4	\$915	2590
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	32	LF	4	\$6,480	2589
Sub Total for System		2	items		\$7,395	
Sub Total for Building 05 - Gymnasium		8	items		\$261,229	

Building: 06 - Cafeteria

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning	Deferred Maintenance	10,000	SF Wall	5	\$17,857	2594
The Exterior Requires Painting	Capital Renewal	10,000	SF Wall	5	\$31,398	2595
Sub Total for System		2	items		\$49,255	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The 2 X 4 Interior Fluorescent Lighting Requires Replacement Note: Custodian 331; fixture has severe water damage Location: Room 331	Capital Renewal	1	Ea.	4	\$507	2596
Sub Total for System		1	items		\$507	
Sub Total for Building 06 - Cafeteria		3	items		\$49,762	
Total for Campus		50	items		\$1,999,503	

Terrace Hills Middle School Condition Assessment
Supporting Photos



Terrace Hills MS - Building 1 Courtyard



Terrace Hills MS - Building Signage



Terrace Hills MS - Building 2



Terrace Hills MS - Typical Exterior Finishes



Terrace Hills MS - Exterior Requires Cleaning



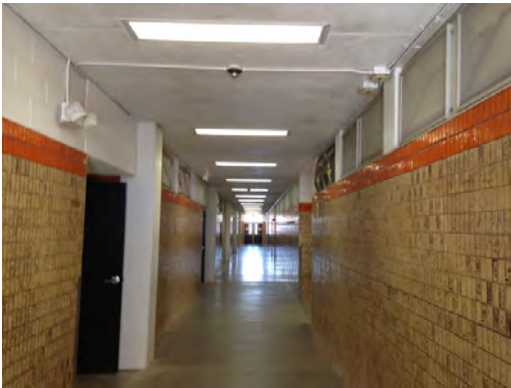
Terrace Hills MS - Side Elevation



Terrace Hills MS - Exterior CMU Wall



Terrace Hills MS - Cafeteria Building Signage



Terrace Hills MS - Corridor Finishes



Terrace Hills MS - Weathered Asphalt Paving



Terrace Hills MS - Damaged Basketball Goal



Terrace Hills MS - Damaged Chain Link Fence



Terrace Hills MS - Exterior Covered Corridor



Terrace Hills MS - Library Exterior



Terrace Hills MS - Marquee



Terrace Hill MS - Worn Play Area Paving



Facilities Feasibility Study
Tippin Elementary School Condition Assessment

Summary of Findings

The Tippin Elementary School Facility located at 6541 Bear Ridge in El Paso, Texas, was built in 2004. It comprises 90,486 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$25,261.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	87,894	2004	\$25,261	.16%	\$338,379	2.15%	\$0.29	\$313,118
376	Transportable-376	864	1999	\$0	.00%	\$0	.00%	\$0.00	\$0
507	Transportable-507	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
772	Transportable-772	864	1993	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		90,486		\$25,261	.16%	\$338,379	2.15%	\$0.28	\$313,118

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$25,261	-	-	-	-	\$25,261
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	-	-	\$0
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$25,261	\$0	\$0	\$0	\$0	\$25,261

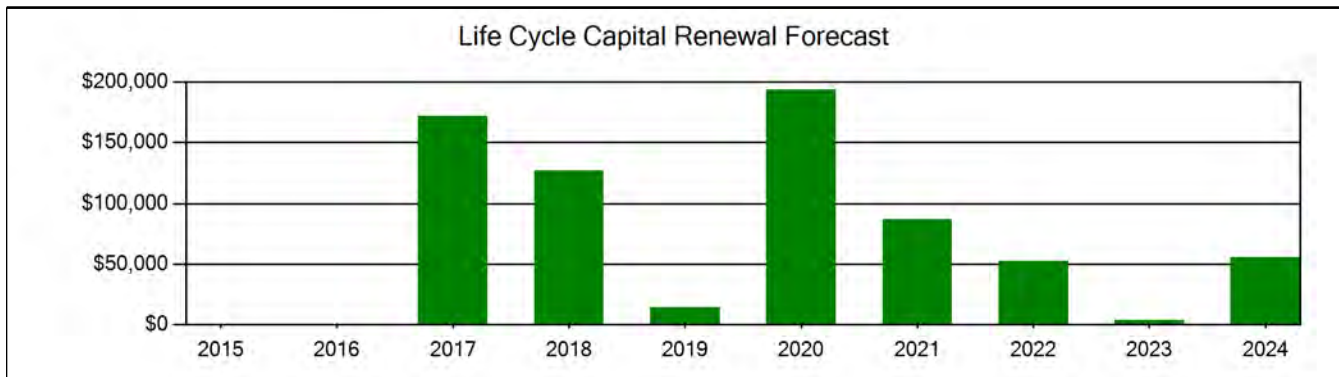
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	25,261	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	64,792	0	0	0	\$64,792	\$0.74
Interior	0	0	0	0	23,058	0	193,547	22,501	0	0	0	\$239,106	\$2.72
Mechanical	0	0	0	0	0	14,671	0	0	52,558	0	38,530	\$105,759	\$1.20
Electrical	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	0	0	0	0	0	4,046	17,207	\$21,253	\$0.24
Fire and Life Safety	0	0	0	171,866	0	0	0	0	0	0	0	\$171,866	\$1.96
Technology	0	0	0	0	103,523	0	0	0	0	0	0	\$103,523	\$1.18
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	25,261	0	0	171,866	126,581	14,671	193,547	87,293	52,558	4,046	55,737	\$706,299	\$8.04



Tippin Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Tippin Elementary School facility has an overall FCI of 0.2%

The total current cost for all building deficiencies is \$25,261. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$313,118. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$15,726,873.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Tippin Elementary School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	5,500	SF	1	\$25,261	4318
Note:	blistering, curbs cracked, not enough downspouts, drainage and overflow issues causing discoloration on edges					
	Sub Total for System	1	items		\$25,261	
	Sub Total for Building 01 - Main Building	1	items		\$25,261	
	Total for Campus	1	items		\$25,261	

Buildings with no reported deficiencies

376 - Transportable-376

507 - Transportable-507

772 - Transportable-772

Tippin Elementary School Condition Assessment
Supporting Photos



Tippin ES - Downspouts Missing Splashblocks



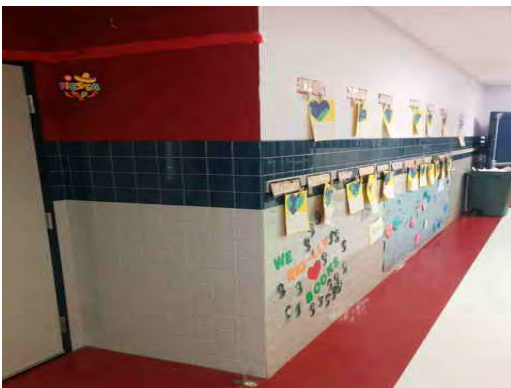
Tippin ES - Entry



Tippin ES - Evidence of Ponding at Drain



Tippin ES - Exterior Brick



Tippin ES - Interior Ceramic Tile Wall Finishes



Tippin ES - Metal Roof



Tippin ES - Roof General Condition



Tippin ES - Roof Vent



Tippin ES - Site Drainage Issues



Tippin ES - Site



Facilities Feasibility Study
Transmountain Early College High School Condition Assessment

Summary of Findings

The Transmountain Early College High School Facility located at 9570 Gateway North in El Paso, Texas, was built in 2008. It comprises 19,518 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$55,151.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$36,891	.00%	\$36,891	.00%	\$0.00	\$0
BLDG 002	Cafeteria Building	6,900	2008	\$16,130	1.33%	\$20,432	1.68%	\$2.34	\$4,302
BLDG 003	Science Building	2,250	2008	\$2,130	.54%	\$45,930	11.57%	\$0.95	\$43,800
232	Transportable-232	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
241	Transportable-241	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
242	Transportable-242	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
245	Transportable-245	864	1965	\$0	.00%	\$0	.00%	\$0.00	\$0
252	Transportable-252	864	1968	\$0	.00%	\$0	.00%	\$0.00	\$0
373	Transportable-373	864	1980	\$0	.00%	\$0	.00%	\$0.00	\$0
402	Transportable-0402	864	1982	\$0	.00%	\$0	.00%	\$0.00	\$0
504	Transportable-504	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
603	Transportable-603	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
697	Transportable-697	864	1990	\$0	.00%	\$0	.00%	\$0.00	\$0
739	Transportable-739	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
745	Transportable-745	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		19,518		\$55,151	3.42%	\$103,253	6.40%	\$2.83	\$48,102

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$36,891	-	\$36,891
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	-	\$1,010	\$17,250	\$18,260
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0



Facilities Feasibility Study

Transmountain Early College High School Condition Assessment

Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$0	\$37,901	\$17,250	\$55,151

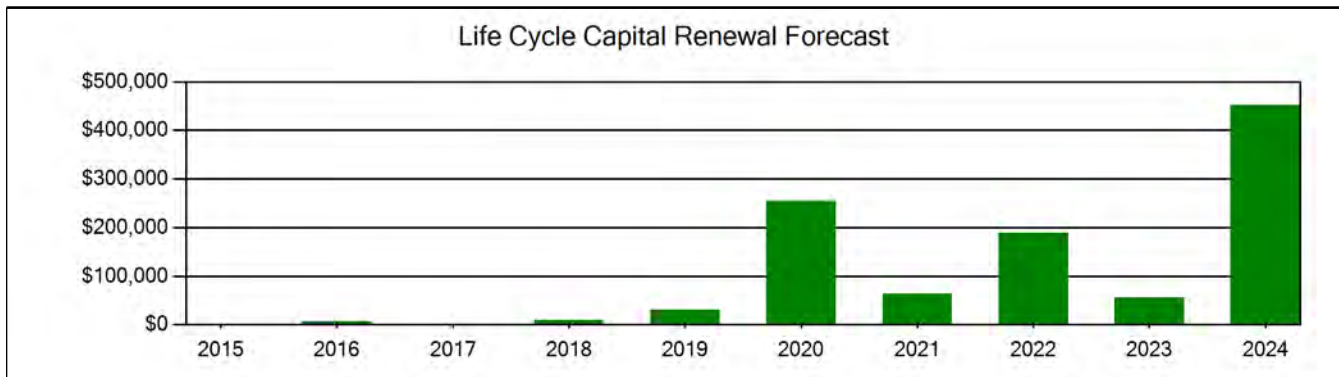
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	36,891	0	0	0	0	0	0	41,000	37,742	0	0	\$78,742	\$8.61
Roofing	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	47,490	0	115,212	\$162,702	\$17.78
Interior	18,260	0	7,013	0	10,082	0	81,560	23,081	52,516	41,368	0	\$215,620	\$23.57
Mechanical	0	0	0	0	0	26,705	73,365	0	41,753	0	216,162	\$357,985	\$39.12
Electrical	0	0	0	0	0	0	0	0	0	0	120,338	\$120,338	\$13.15
Plumbing	0	0	0	0	0	4,302	59,958	0	0	14,890	0	\$79,150	\$8.65
Fire and Life Safety	0	0	0	0	0	0	39,960	0	0	0	0	\$39,960	\$4.37
Technology	0	0	0	0	0	0	0	0	10,227	0	0	\$10,227	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	55,151	0	7,013	0	10,082	31,007	254,843	64,081	189,728	56,258	451,712	\$1,064,724	\$116.36



Transmountain Early College High School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Transmountain Early College High School facility has an overall FCI of 3.4%

The total current cost for all building deficiencies is \$55,151. There are \$36,891 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$48,102. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$1,614,243.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Transmountain Early College High School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Basketball Goals Are Damaged And Require Replacement	Deferred Maintenance	6	Ea.	4	\$36,891	4363
	Sub Total for System	1	items		\$36,891	
	Sub Total for School and Site Level	1	items		\$36,891	

Building: BLDG 002 - Cafeteria

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior walls require repainting (Bldg SF)	Capital Renewal	5,175	SF	5	\$16,130	4364
	Sub Total for System	1	items		\$16,130	
	Sub Total for Building BLDG 002 - Cafeteria	1	items		\$16,130	

Building: BLDG 003 - Science Lab

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ceiling Grid Requires Replacement	Capital Renewal	225	SF	4	\$1,010	4366
The Acoustical Ceilings Tiles Require Replacement	Capital Renewal	225	SF	5	\$1,120	4365
	Sub Total for System	2	items		\$2,130	
	Sub Total for Building BLDG 003 - Science Lab	2	items		\$2,130	
	Total for Campus	4	items		\$55,151	

Buildings with no reported deficiencies

- 232 - Transportable-232
- 241 - Transportable-241
- 242 - Transportable-242
- 245 - Transportable-245
- 252 - Transportable-252
- 373 - Transportable-373
- 402 - Transportable-0402
- 504 - Transportable-504
- 603 - Transportable-603
- 697 - Transportable-697
- 739 - Transportable-739
- 745 - Transportable-745



Facilities Feasibility Study

Transmountain Early College High School Condition Assessment

Transmountain Early College High School Condition Assessment

Supporting Photos



Facilities Feasibility Study
Travis Elementary School Condition Assessment

Summary of Findings

The Travis Elementary School Facility located at 5000 N. Stevens in El Paso, Texas, was built in 1942. It comprises 71,164 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$123,209.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	64,359	1942	\$121,456	1.05%	\$1,711,802	14.86%	\$1.89	\$1,590,346
02	Gym Building	5,077	2005	\$1,753	.19%	\$18,349	2.02%	\$0.35	\$16,596
534	Transportable-534	864	1983	\$0	.00%	\$0	.00%	\$0.00	\$0
604	Transportable-604	864	1984	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		71,164		\$123,209	.99%	\$1,730,151	13.93%	\$1.73	\$1,606,942

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$23,606	-	-	-	-	\$23,606
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$8,930	\$442	-	\$9,372
Interior	-	-	\$77,382	\$6,110	-	\$83,492
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$6,739	-	-	-	\$6,739
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$23,606	\$6,739	\$86,312	\$6,552	\$0	\$123,209

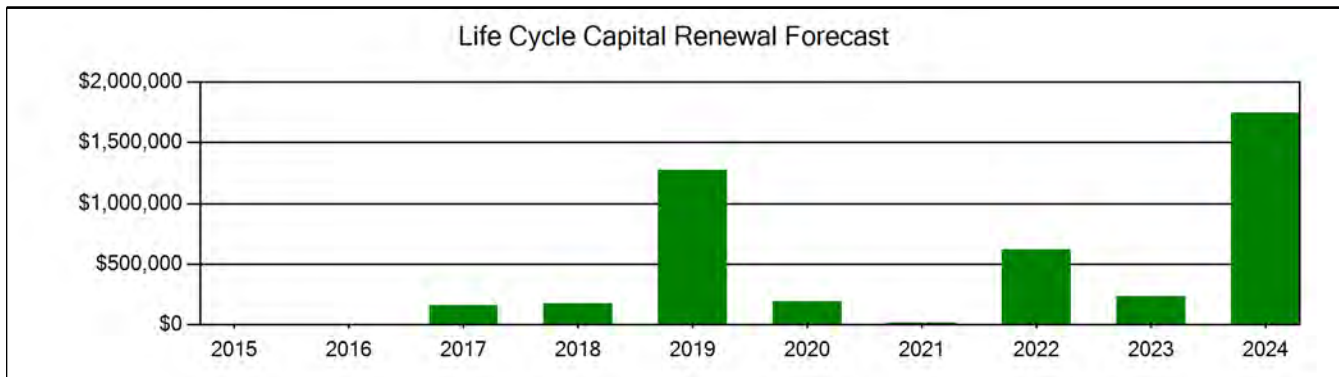
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	59,592	0	0	\$59,592	\$0.86
Roofing	23,606	0	0	0	0	211,694	0	0	0	0	132,098	\$343,792	\$4.95
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	9,372	0	0	0	0	0	6,092	0	0	0	744,644	\$750,736	\$10.81
Interior	83,492	0	0	0	59,470	8,901	181,464	16,108	549,857	5,170	682,981	\$1,503,951	\$21.66
Mechanical	0	0	0	2,556	17,072	1,034,268	0	0	12,117	0	183,364	\$1,249,377	\$17.99
Electrical	6,739	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	0	3,129	16,570	6,269	0	0	229,213	4,302	\$259,483	\$3.74
Fire and Life Safety	0	0	0	158,070	0	0	0	0	0	0	0	\$158,070	\$2.28
Technology	0	0	0	0	95,212	0	0	0	0	0	0	\$95,212	\$1.37
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	123,209	0	0	160,626	174,883	1,271,433	193,825	16,108	621,566	234,383	1,747,389	\$4,420,213	\$63.66





Travis Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Travis Elementary School facility has an overall FCI of 1.0%

The total current cost for all building deficiencies is \$123,209. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$1,606,942. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,424,183.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Travis Elementary School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	4,000	SF	1	\$23,606	4058
Sub Total for System		1	items		\$23,606	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Requires Repair Note: Brick exterior walls are cracked on the south wall of the main building around the corners.	Deferred Maintenance	600	SF Wall	3	\$8,930	4195
The Concrete / CMU Exterior Requires Repair Note: Concrete exterior wall is cracked on the east side of the building between room 302 and 304.	Deferred Maintenance	40	SF Wall	4	\$442	4196
Sub Total for System		2	items		\$9,372	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Requires Replacement Note: Carpet flooring is worn out. Location: X1202	Capital Renewal	1,200	SF	3	\$14,340	4199
The Suspended Ceiling Grid and Tiles Require Replacement Note: Acoustical grid with tiles are leaking in rooms Location: cafe, library, T.L. 2 Lounge, X910, X1202, X1203, X607, X1205, X1206, 505, 504, 503	Capital Renewal	3,000	SF	3	\$30,758	4197
The Vinyl Composition Tile Requires Replacement Note: Vinyl comp tile is old and broken in several rooms. Location: X602, X1204, 301, hallway between cafe and front office	Capital Renewal	3,000	SF	3	\$30,531	4200
The Plaster Ceilings Are Damaged And Requires Repair Note: Plaster ceiling is cracked and leaking. Repair Location: X1204	Deferred Maintenance	400	SF	4	\$6,110	4198
Sub Total for System		4	items		\$81,739	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement Note: Unmarked panel - 225A - Painted red - replace. Location: north wing	Capital Renewal	1	Ea.	2	\$6,739	4022
Sub Total for System		1	items		\$6,739	
Sub Total for Building 01 - Main Building		8	items		\$121,456	

Building: 02 - Gym

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: Acoustical grid with tiles are leaking Location: X708, X707, X900, X901	Capital Renewal	180	SF	3	\$1,436	4201
The Vinyl Composition Tile Requires Replacement Note: Replace broken vinyl comp tile in the gym.	Capital Renewal	40	SF	3	\$317	4202
Sub Total for System		2	items		\$1,753	
Sub Total for Building 02 - Gym		2	items		\$1,753	
Total for Campus		10	items		\$123,209	

Buildings with no reported deficiencies

534 - Transportable-534

604 - Transportable-604

Travis Elementary School Condition Assessment
Supporting Photos



Travis ES - Roof General Condition 02



Travis ES - Roof Exhaust Fan



Travis ES - Roof General Condition 01



Travis ES - Roof Hatch



Travis ES - Rooftop Equipment



Travis ES - Rooftop Equipment 02



Travis ES - Weathered Equipment Curb



Travis ES - Weathered Roofing Material 01



Travis ES - Weathered Roofing Material 02



Travis ES - Clogged Downspout



Travis ES - Cafeteria



Travis ES - Damaged Ceiling 02



Travis ES - Damaged Ceiling



Travis ES - Damaged VCT Flooring



Travis ES - Damaged Exterior Wall at Drinking Fountain



Travis ES - Debris on Roof



Travis ES - Debris in Gutter



Travis ES - Main Entry



Travis ES - Interior Finishes



Travis ES - Playground Equipment



Travis ES - Marquee



Facilities Feasibility Study
 Vilas Elementary School Condition Assessment

Summary of Findings

The Vilas Elementary School Facility located at 220 Lawton in El Paso, Texas, was built in 1909. It comprises 61,855 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$453,534.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$749	.00%	\$749	.00%	\$0.00	\$0
01	Main Building	38,763	1909	\$342,292	4.94%	\$449,485	6.48%	\$8.83	\$107,193
02	Classroom Building	18,015	1986	\$96,943	3.01%	\$178,868	5.55%	\$5.38	\$81,925
03	Gym Building	5,077	2005	\$13,550	1.49%	\$54,327	5.98%	\$2.67	\$40,777
Totals		61,855		\$453,534	4.10%	\$683,429	6.17%	\$7.33	\$229,895

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	\$749	\$749
Roofing	\$103,148	\$20,642	-	-	-	\$123,789
Structural	-	-	-	-	-	\$0
Exterior	-	\$6,435	\$68,332	-	-	\$74,766
Interior	-	-	\$51,731	\$927	\$623	\$53,282
Mechanical	-	-	-	-	-	\$0
Electrical	-	\$10,676	-	-	-	\$10,676
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	\$190,271	-	-	-	\$190,271
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$103,148	\$228,024	\$120,063	\$927	\$1,372	\$453,534

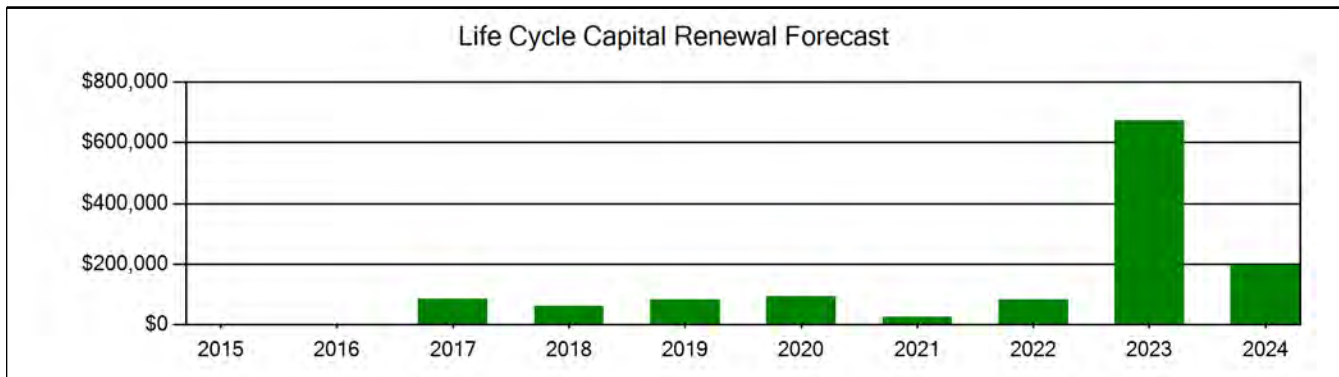
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	749	0	0	0	0	0	0	0	67,538	0	0	\$67,538	\$1.09
Roofing	123,789	0	0	0	0	55,510	0	0	0	0	0	\$55,510	\$0.90
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	74,766	0	0	0	22,156	0	274	0	0	25,495	56,800	\$104,725	\$1.69
Interior	53,282	0	0	0	0	2,186	75,752	22,292	0	452,190	0	\$552,420	\$8.93
Mechanical	0	0	0	0	0	25,683	0	0	14,132	0	140,424	\$180,239	\$2.91
Electrical	10,676	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Plumbing	0	0	0	35,342	9,929	0	17,612	4,302	2,437	194,897	0	\$264,519	\$4.28
Fire and Life Safety	190,271	0	0	49,358	0	0	0	0	0	0	0	\$49,358	\$0.80
Technology	0	0	0	0	29,731	0	0	0	0	0	0	\$29,731	\$0.48
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	453,534	0	0	84,700	61,816	83,379	93,638	26,594	84,107	672,582	197,224	\$1,304,040	\$21.08



Vilas Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Vilas Elementary School facility has an overall FCI of 4.1%

The total current cost for all building deficiencies is \$453,534. There are \$749 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$229,895. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$11,067,715.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Vilas Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Requires Restriping	Deferred Maintenance	52	CAR	5	\$749	984
Sub Total for System		1	items		\$749	
Sub Total for School and Site Level		1	items		\$749	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: replace single ply above the cafeteria Location: cafeteria	Capital Renewal	5,600	SF	1	\$103,148	983
Membrane Flashing At Curb (<2) Requires Repair	Deferred Maintenance	500	LF	2	\$18,136	981
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	150	LF	2	\$2,505	982
Sub Total for System		3	items		\$123,789	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior CMU Walls Require Repair	Deferred Maintenance	387	SF	3	\$12,306	1034
The Steel Window Is Damaged And Requires Repair Note: 6x2	Deferred Maintenance	25	Ea.	3	\$21,609	985
The Steel Window Is Damaged And Requires Repair Note: 8x3	Deferred Maintenance	4	Ea.	3	\$3,458	986
Sub Total for System		3	items		\$37,373	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	600	SF	3	\$6,504	987
The Vinyl Composition Tile Requires Replacement Location: 103, 105, 107,207, 204	Capital Renewal	2,800	SF	3	\$30,128	990
The Concrete Flooring Is Damaged And Requires Replacement	Capital Renewal	100	SF	4	\$927	991
Interior Wood Walls Require Repainting	Deferred Maintenance	250	SF Wall	5	\$623	988
Sub Total for System		4	items		\$38,182	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$3,551	1045
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$7,125	1046
Sub Total for System		2	items		\$10,676	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	38,763	SF	2	\$132,271	1047
Sub Total for System		1	items		\$132,271	
Sub Total for Building 01 - Main Building		13	items		\$342,292	

Building: 02 - Classroom Building

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	40	SF	2	\$6,435	1035
The Steel Window Is Damaged And Requires Repair Note: 6x2	Deferred Maintenance	68	Ea.	3	\$43,265	992
Sub Total for System		2	items		\$49,700	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	250	SF	3	\$1,995	993
Sub Total for System		1	items		\$1,995	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	18,015	SF	2	\$45,248	1049
Sub Total for System		1	items		\$45,248	
Sub Total for Building 02 - Classroom Building		4	items		\$96,943	



Facilities Feasibility Study
 Vilas Elementary School Condition Assessment

Building: 03 - Gym

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	100	SF	3	\$798	994
Sub Total for System		1	items		\$798	

Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Security Alarm is Missing or Inadequate	Functional Deficiency	5,077	SF	2	\$12,752	1048
Sub Total for System		1	items		\$12,752	
Sub Total for Building 03 - Gym		2	items		\$13,550	
Total for Campus		20	items		\$453,534	

Vilas Elementary School Condition Assessment
Supporting Photos



Vilas ES - Corridor Finishes



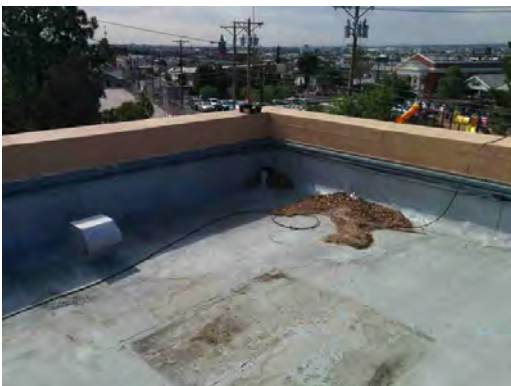
Vilas ES - Damaged Ceiling Tiles



Vilas ES - Damaged Concrete Floor in Mechanical Room



Vilas ES - Damaged, Stained Brick at Window Penetration



Vilas ES - Debris on Roof



Vilas ES - Evidence of Ponding at Drain



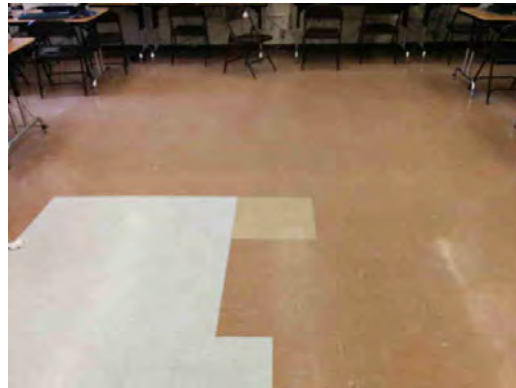
Vilas ES - Exterior Finishes



Vilas ES - Elevation



Vilas ES - Marquee



Vilas ES - Mismatched Tile Floor



Vilas ES - Roof Exhaust Fan



Vilas ES - Roof General Condition



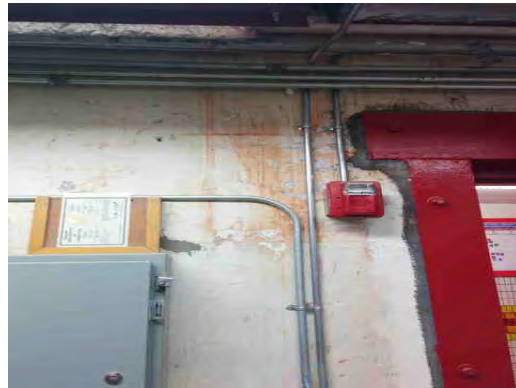
Vilas ES - Roof General Condition 02



Vilas ES - Rooftop Equipment



Vilas ES - Stained Ceiling Tiles



Vilas ES - Stained Mechanical Room Wall



Vilas ES - Typical Windows



Facilities Feasibility Study
Wainwright Elementary School Condition Assessment

Summary of Findings

The Wainwright Elementary School Facility located at 4500 Lawrence in El Paso, Texas, was built in 1949. It comprises 35,017 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,929,256.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Exterior Site	0	0	\$9,409	.00%	\$9,409	.00%	\$0.00	\$0
	Main Building	35,017	1949	\$1,919,847	30.64%	\$2,377,259	37.94%	\$54.83	\$457,412
Totals		35,017		\$1,929,256	30.79%	\$2,386,668	38.09%	\$55.09	\$457,412

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$6,529	\$2,880	\$9,409
Roofing	\$442,128	\$9,152	\$4,355	-	-	\$455,636
Structural	-	-	-	-	-	\$0
Exterior	-	\$793,755	-	-	-	\$793,755
Interior	-	-	\$282,653	\$737	\$6,398	\$289,787
Mechanical	-	\$297,460	\$16,475	-	-	\$313,934
Electrical	-	\$54,777	-	-	-	\$54,777
Plumbing	-	-	-	\$11,958	-	\$11,958
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$442,128	\$1,155,144	\$303,482	\$19,224	\$9,277	\$1,929,256

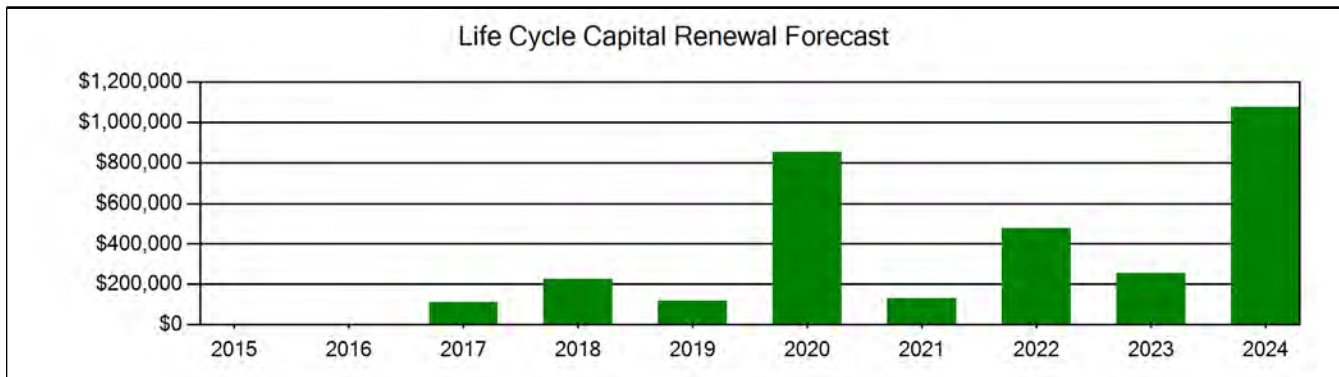
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	9,409	0	0	0	0	0	0	122,999	0	0	0	\$122,999	\$3.51
Roofing	455,636	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	793,755	0	0	0	11,880	0	16,813	0	0	59,033	193,091	\$280,817	\$8.02
Interior	289,787	0	0	0	0	6,188	158,743	8,004	457,142	80,696	6,958	\$717,731	\$20.50
Mechanical	313,934	0	0	15,337	125,585	112,898	663,915	0	0	0	0	\$917,735	\$26.21
Electrical	54,777	0	0	0	0	0	0	0	20,139	0	657,196	\$677,335	\$19.34
Plumbing	11,958	0	0	2,762	31,294	0	12,082	0	0	116,254	0	\$162,392	\$4.64
Fire and Life Safety	0	0	0	94,529	0	0	0	0	0	0	0	\$94,529	\$2.70
Technology	0	0	0	0	56,939	0	0	0	0	0	0	\$56,939	\$1.63
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	218,456	\$218,456	\$6.24
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,929,256	0	0	112,628	225,698	119,086	851,553	131,003	477,281	255,983	1,075,701	\$3,248,933	\$92.78





Wainwright Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Wainwright Elementary School facility has an overall FCI of 30.8%

The total current cost for all building deficiencies is \$1,929,256. There are \$9,409 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$457,412. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$6,265,592.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Wainwright Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Site Drainage Requires Regrading Note: Regrade site drainage on the east side of the building; during heavy rain, the coaches' office gets flooded.	Deferred Maintenance	300	SF	4	\$190	3528
Site Drainage Requires Regrading Note: Regrade site drainage around the entire building. Water tends to flood in from the west side of the building.	Deferred Maintenance	10,000	SF	4	\$6,339	3530
Site Marquee Is Damaged And Requires Repair Note: 1 @ 4 x 6	Deferred Maintenance	1	Ea.	5	\$2,880	3529
Sub Total for System		3	items		\$9,409	
Sub Total for School and Site Level		3	items		\$9,409	

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Multi-Ply Bitumen Roof Covering Requires Replacement Note: BUR with Ballast roof system is very old and causing leaks throughout the building.	Capital Renewal	30,877	SF	1	\$375,929	3552
The Single-Ply Membrane Roof Covering Requires Replacement Note: pitch: 1 to 12; It is very old and cracking around the edges.	Capital Renewal	3,800	SF	1	\$66,199	3560
Expansion Joint Laps Require Repair Note: Expansion joint lap above Vice principal's office is in bad condition and has cracks all over.	Deferred Maintenance	21	Ea.	2	\$8,204	3550
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	60	LF	2	\$948	3551
Roof access ladder requires replacement Note: No roof access	Deferred Maintenance	15	LF	3	\$2,585	4171
The Roof Operable Hatch Requires Replacement Note: No roof access	Deferred Maintenance	1	Ea.	3	\$1,770	4170
Sub Total for System		6	items		\$455,636	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement Note: 120 @ 8 x 4; Steel exterior windows along all classroom windows are rusted and old. It makes them difficult to open and unusable.	Capital Renewal	3,840	SF	2	\$793,755	3531
Sub Total for System		1	items		\$793,755	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement Note: VCT is old Location: Room: 003, 004, 005, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, WR6, 018, 019, 020	Capital Renewal	27,774	SF	3	\$282,653	3534
Interior Gypboard Walls Require Repair Note: Interior gypboard walls is either cracking or has leaks. Location: Rooms: 004, WR3	Deferred Maintenance	120	SF Wall	4	\$737	3533
The Acoustical Ceilings Tiles Require Replacement Note: Acoustical ceiling tiles are leaking. Location: Rooms: 001, 002, 004, 007, 008, 009, 010, 012, 013, 016, WR6, 018, 019	Capital Renewal	1,000	SF	5	\$6,398	3532
Sub Total for System		3	items		\$289,787	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Radiant Heat HVAC Component Is Damaged And Requires Replacement Note: Replace radiant heater fin type, original equipment.	Capital Renewal	96	Ea.	2	\$297,460	3718
The Evaporative Cooling Unit Is Damaged And Requires Replacement Note: Replace evap coolers that are rusted thru and leaking.	Capital Renewal	2	Ea.	3	\$16,475	3719
Sub Total for System		2	items		\$313,934	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The GFCI Electrical Receptacle Is Damage Or Not Functional And Needs Replacing Note: Replace existing outlets with GFI type receptacles. Outlets near sinks. Throughout school classrooms.	Functional Deficiency	125	Ea.	2	\$48,059	3746
The Panelboard Requires Replacement Note: Federal Pacific Panels; "E2" and "E5"	Capital Renewal	2	Ea.	2	\$6,718	3745
Sub Total for System		2	items		\$54,777	



Facilities Feasibility Study

Wainwright Elementary School Condition Assessment

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Require Replacement	Capital Renewal	5	Ea.	4	\$11,958	3720
Note: Original equipment is rusted and leaking.						
	Sub Total for System	1	items		\$11,958	
	Sub Total for Building 01 - Main Building	15	items		\$1,919,847	
	Total for Campus	18	items		\$1,929,256	

Wainwright Elementary School Condition Assessment
Supporting Photos



Wainwright ES - Building Signage



Wainwright ES - Cafeteria



Wainwright ES - Covered Walkway



Wainwright ES - Damaged Ceiling Tiles



Wainwright ES - Damaged Flooring



Wainwright ES - Damaged Equipment Curb



Wainwright ES - Damaged Floor at Threshold



Wainwright ES - Worn VCT Flooring



Wainwright ES - Electrical Wires Laying on Roof



Wainwright ES - Evidence of Ponding on Roof



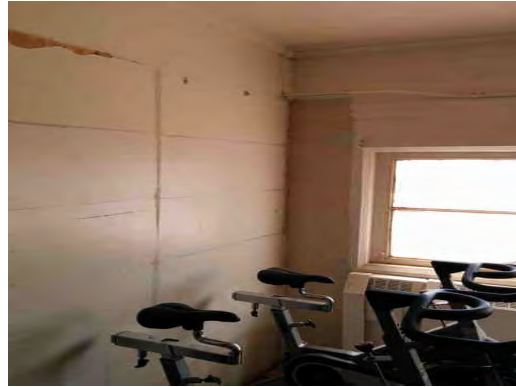
Wainwright ES - Evidence of Ponding on Roof 02



Wainwright ES - Exterior Brick Wall



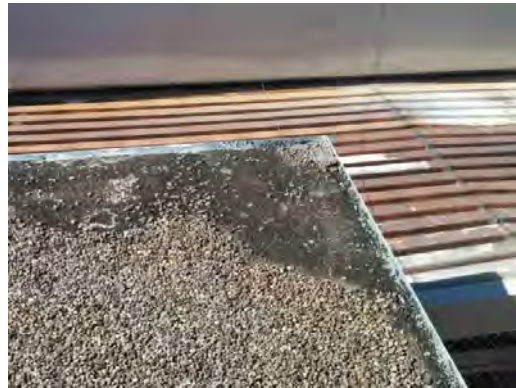
Wainwright ES - Metal Canopy



Wainwright ES - Paint Peeling on Interior Walls



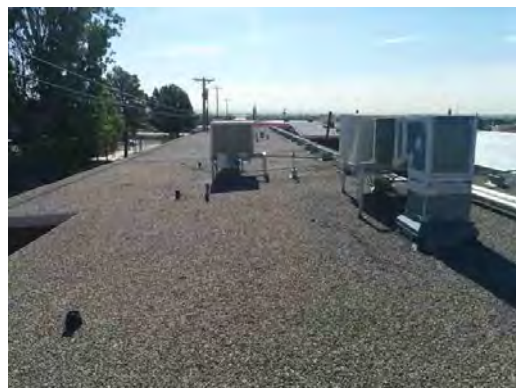
Wainwright ES - Roof



Wainwright ES - Roofing Material Washing Away



Wainwright ES - Rooftop Equipment



Wainwright ES - Rooftop Units



Wainwright ES - Rooftop Units 02



Wainwright ES - Stage



Wainwright ES - Typical Exterior Finishes



Facilities Feasibility Study
Western Hills Elementary School Condition Assessment

Summary of Findings

The Western Hills Elementary School Facility located at 530 Thunderbird in El Paso, Texas, was built in 2005. It comprises 77,904 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$26,265.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	77,904	2005	\$26,265	.19%	\$648,648	4.65%	\$0.34	\$622,383
Totals		77,904		\$26,265	.19%	\$648,648	4.65%	\$0.34	\$622,383

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$17,518	\$5,058	\$3,689	\$26,265
Mechanical	-	-	-	-	-	\$0
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$0	\$0	\$17,518	\$5,058	\$3,689	\$26,265

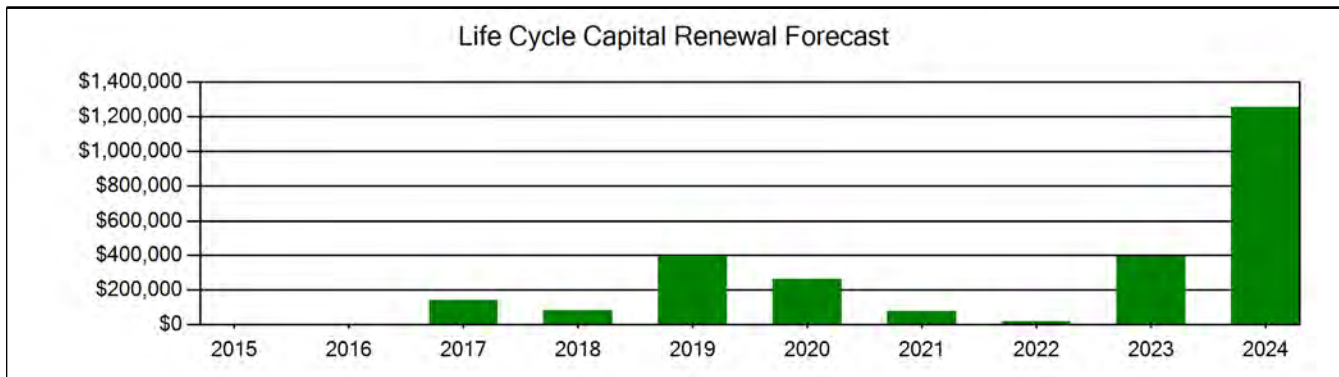
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	107,687	\$107,687	\$1.38
Roofing	0	0	0	0	0	340,167	0	0	0	0	0	\$340,167	\$4.37
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	26,265	0	0	3,326	0	0	264,734	52,176	0	393,025	0	\$713,261	\$9.16
Mechanical	0	0	0	0	0	58,686	0	0	17,435	0	1,127,784	\$1,203,905	\$15.45
Electrical	0	0	0	0	0	0	0	0	0	0	20,258	\$20,258	\$0.26
Plumbing	0	0	0	0	0	0	0	25,810	0	0	0	\$25,810	\$0.33
Fire and Life Safety	0	0	0	137,426	0	0	0	0	0	0	0	\$137,426	\$1.76
Technology	0	0	0	0	82,778	0	0	0	0	0	0	\$82,778	\$1.06
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	26,265	0	0	140,752	82,778	398,853	264,734	77,986	17,435	393,025	1,255,729	\$2,631,292	\$33.78



Western Hills Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Western Hills Elementary School facility has an overall FCI of 0.2%

The total current cost for all building deficiencies is \$26,265. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$622,383. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$13,939,362.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study
Western Hills Elementary School Condition Assessment

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: boys rr entry floor damaged X113	Capital Renewal	741	SF	3	\$11,649	4321
The Vinyl Composition Tile Requires Replacement Note: damaged flooring X102, hallway at room 220, office 157	Capital Renewal	741	SF	3	\$5,869	4322
The Concrete Flooring Is Damaged And Requires Replacement Note: damaged custodial floor X112	Capital Renewal	741	SF	4	\$5,058	4320
The Acoustical Ceilings Tiles Require Replacement Note: Rm X135 has leak	Capital Renewal	741	SF	5	\$3,689	4319
Sub Total for System		4	items		\$26,265	
Sub Total for Building 01 - Main Building		4	items		\$26,265	
Total for Campus		4	items		\$26,265	

Western Hills Elementary School Condition Assessment
Supporting Photos



Western Hills ES - Damaged VCT Flooring



Western Hills ES - Downspouts



Western Hills ES - Marquee



Facilities Feasibility Study

Whitaker Elementary School Condition Assessment

Summary of Findings

The Whitaker Elementary School Facility located at 4700 Rutherford in El Paso, Texas, was built in 1987. It comprises 86,042 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$2,312,398.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$11,142	.00%	\$343,239	.00%	\$0.00	\$332,097
01	Main Building	71,736	1987	\$2,301,256	17.93%	\$5,254,768	40.94%	\$32.08	\$2,953,512
02	Custodian Building	1,346	1987	\$0	.00%	\$0	.00%	\$0.00	\$0
0323RR	Transportable-0323RR	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
228	Transportable-0228	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
229	Transportable-0229	864	2002	\$0	.00%	\$0	.00%	\$0.00	\$0
303	Transportable-0303	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
308	Transportable-0308	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
322	Transportable-322	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
325	Transportable-325	864	1974	\$0	.00%	\$0	.00%	\$0.00	\$0
336	Transportable-336	864	1975	\$0	.00%	\$0	.00%	\$0.00	\$0
353	Transportable-353	864	1978	\$0	.00%	\$0	.00%	\$0.00	\$0
388	Transportable-388	864	1981	\$0	.00%	\$0	.00%	\$0.00	\$0
410	Transportable-0410	864	2004	\$0	.00%	\$0	.00%	\$0.00	\$0
755	Transportable-755	864	1991	\$0	.00%	\$0	.00%	\$0.00	\$0
789	Transportable-789	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
799	Transportable-799	864	1994	\$0	.00%	\$0	.00%	\$0.00	\$0
850	Transportable-850	864	1996	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		86,042		\$2,312,398	18.02%	\$5,598,007	43.61%	\$26.88	\$3,285,609

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$304,368	-	\$11,142	\$315,510
Roofing	\$194,744	-	\$770	-	-	\$195,515
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	\$503,440	\$14,343	\$517,783
Interior	-	-	\$511,346	-	-	\$511,346
Mechanical	-	\$692,068	-	-	-	\$692,068
Electrical	-	-	-	-	-	\$0
Plumbing	-	-	-	-	-	\$0
Fire and Life Safety	-	-	-	-	-	\$0



Facilities Feasibility Study
Whitaker Elementary School Condition Assessment

Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	\$80,176	-	-	-	-	\$80,176
Other	-	-	-	-	-	\$0
Total	\$274,920	\$692,068	\$816,484	\$503,440	\$25,485	\$2,312,398

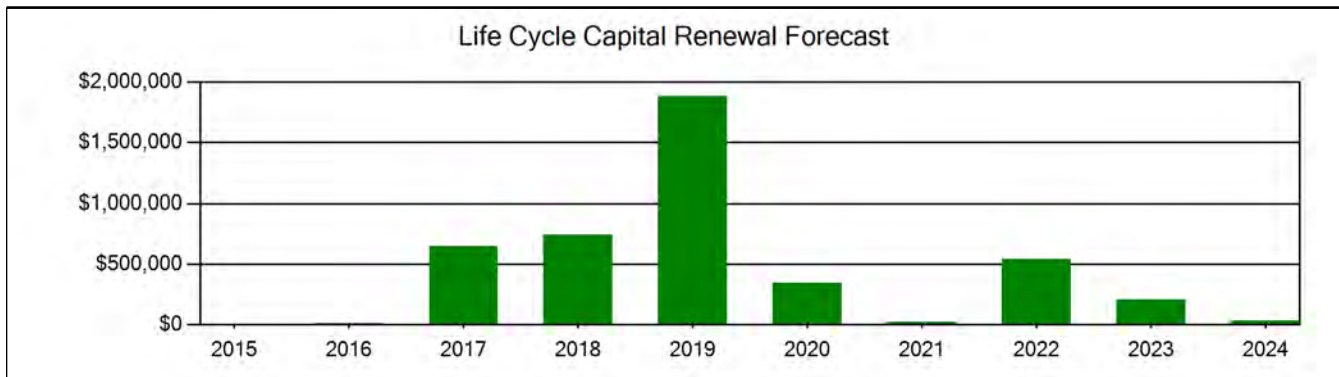
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	315,510	0	0	332,097	0	0	0	0	322,439	0	0	\$654,536	\$8.96
Roofing	195,515	0	0	0	0	436,958	0	0	0	0	0	\$436,958	\$5.98
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	517,783	0	0	0	217,442	0	0	3,811	0	0	0	\$221,253	\$3.03
Interior	511,346	0	13,346	0	507,472	13,941	296,215	0	0	0	13,346	\$844,320	\$11.55
Mechanical	692,068	0	0	0	13,723	214,948	31,788	0	0	0	0	\$260,459	\$3.56
Electrical	0	0	0	0	0	919,782	0	0	219,410	0	0	\$1,139,192	\$15.59
Plumbing	0	0	0	0	4,874	0	18,412	19,358	0	205,113	0	\$247,757	\$3.39
Fire and Life Safety	0	0	0	313,286	0	0	0	0	0	0	0	\$313,286	\$4.29
Technology	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	80,176	0	0	0	0	297,740	0	0	0	0	17,014	\$314,754	\$4.31
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,312,398	0	13,346	645,383	743,511	1,883,369	346,415	23,169	541,849	205,113	30,360	\$4,432,515	\$60.65





Whitaker Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Whitaker Elementary School facility has an overall FCI of 18.0%

The total current cost for all building deficiencies is \$2,312,398. There are \$11,142 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$3,285,609. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$12,835,722.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Whitaker Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Basketball Goals Are Damaged And Require Repair	Deferred Maintenance	16	Ea.	5	\$6,152	1055
Wheel Stops Are Damaged And Require Replacement	Deferred Maintenance	44	Ea.	5	\$4,990	1054
Note: CURRENTLY NONEXISTANT/NEED TO BE ADDED						
Sub Total for System		2	items		\$11,142	
Sub Total for School and Site Level		2	items		\$11,142	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt paving is damaged and requires replacement	Deferred Maintenance	40,000	CAR	3	\$304,368	1585
Sub Total for System		1	items		\$304,368	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Skylight Requires Replacement	Deferred Maintenance	1	Ea.	1	\$33,664	1093
Note: 12'x12' OCTAGON SKYLIGHT, APPROX 8' HIGH AT MAIN ENTRY LOBBY.						
The Multi-Ply Bitumen Roof Covering Requires Replacement	Capital Renewal	17,000	SF	1	\$161,080	1094
Modified Covering Has Blisters That Should Be Repaired	Deferred Maintenance	6	Ea.	3	\$527	1095
The Roof Operable Hatch Requires Repair	Deferred Maintenance	1	Ea.	3	\$243	1096
Note: 1@3X4						
Sub Total for System		4	items		\$195,515	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Ceramic Tile veneer	Deferred Maintenance	25,108	SF	4	\$503,440	4466
The Exterior Requires Cleaning	Deferred Maintenance	600	SF Wall	5	\$1,071	1056
The Exterior Soffit Requires Repainting	Deferred Maintenance	5,000	SF	5	\$13,272	1057
Note: REPAINT METAL EXTERIOR SOFFITS.						
Sub Total for System		3	items		\$517,783	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	64,562	SF	3	\$511,346	1058
Sub Total for System		1	items		\$511,346	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	4	Ea.	2	\$346,034	1097
Note: 2@2000, 2 @3600 COPPER TUBE BOILERS, ALWAYS IN REPAIR.						
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	2	\$173,017	3022
Note: 3600MBH; BOILERS ARE CONSTANTLY BEING WORKED ON AND NEED TO BE REPLACED. THEY LOOK LIKE AN OVERSIZED RESIDENTIAL WATER HEATER.						
The Boiler HVAC Component Is Damaged And Requires Replacement	Capital Renewal	2	Ea.	2	\$173,017	3023
Note: 2000MBH; BOILERS ARE CONSTANTLY BEING WORKED ON AND NEED TO BE REPLACED. THEY LOOK LIKE AN OVERSIZED RESIDENTIAL WATER HEATER.						
Sub Total for System		3	items		\$692,068	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	71,736	SF	1	\$80,176	1099
Note: THE PA SYSTEM DOES NOT WORK PROPERLY PER CONVERSATION WITH OFFICE PERSONNEL.						
Sub Total for System		1	items		\$80,176	
Sub Total for Building 01 - Main Building		13	items		\$2,301,256	
Total for Campus		15	items		\$2,312,398	



Facilities Feasibility Study
Whitaker Elementary School Condition Assessment

Buildings with no reported deficiencies

- 02 - 02 - Custodian
- 0323RR - Transportable-0323RR
- 228 - Transportable-0228
- 229 - Transportable-0229
- 303 - Transportable-0303
- 308 - Transportable-0308
- 322 - Transportable-322
- 325 - Transportable-325
- 336 - Transportable-336
- 353 - Transportable-353
- 388 - Transportable-388
- 410 - Transportable-0410
- 755 - Transportable-755
- 789 - Transportable-789
- 799 - Transportable-799
- 850 - Transportable-850

Whitaker Elementary School Condition Assessment
Supporting Photos



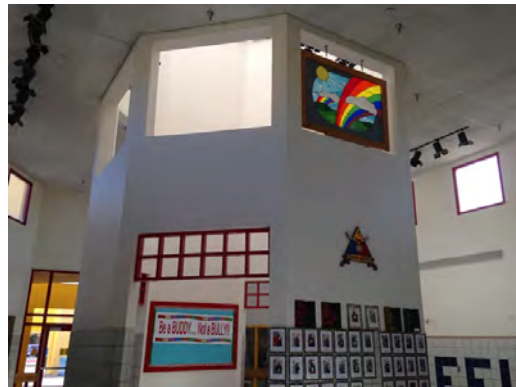
Whitaker ES - Cafeteria



Whitaker ES - Classroom



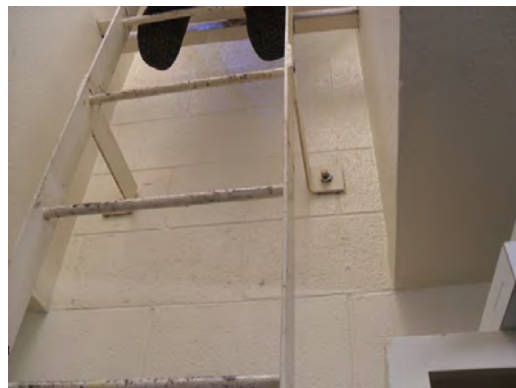
Whitaker ES - Interior Finishes



Whitaker ES - Entry Corridor



Whitaker ES - Front Elevation



Whitaker ES - Loose Bolts on Roof Access Ladder



Whitaker ES - Marquee



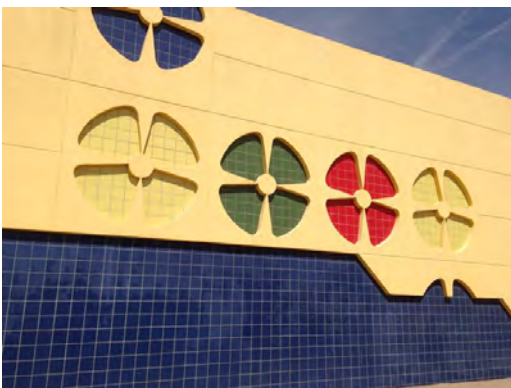
Whitaker ES - Rear Elevation



Whitaker ES - Secondary Skylight



Whitaker ES - Side Elevation



Whitaker ES - Exterior Finishes



Whitaker ES - Skylight



Whitaker ES - Typical Connector



Whitaker ES - Worn Play Area Paving



Facilities Feasibility Study
White Elementary School Condition Assessment

Summary of Findings

The White Elementary School Facility located at 4256 Roxburg Dr. in El Paso, Texas, was built in 1968. It comprises 95,073 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$638,233.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	90,201	1968	\$623,818	3.87%	\$905,719	5.61%	\$6.92	\$281,901
02	Gym Building	4,872	2005	\$14,415	1.65%	\$58,901	6.76%	\$2.96	\$44,486
Totals		95,073		\$638,233	3.75%	\$964,620	5.67%	\$6.71	\$326,387

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	-	\$0
Roofing	\$427,840	\$119,111	\$41,753	\$2,427	-	\$591,130
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$37,195	-	-	\$37,195
Mechanical	-	\$4,416	-	-	-	\$4,416
Electrical	-	-	\$617	-	-	\$617
Plumbing	-	-	-	\$4,874	-	\$4,874
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$427,840	\$123,527	\$79,565	\$7,302	\$0	\$638,233

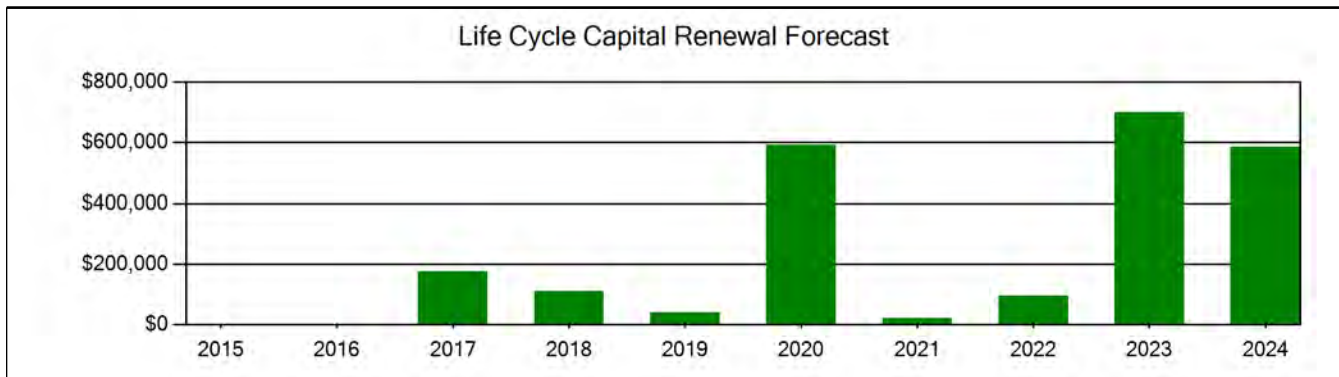
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	591,130	0	0	0	0	0	0	0	0	0	17,784	\$17,784	\$0.19
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	2,499	395,900	0	0	687	180,860	\$579,946	\$6.10
Interior	37,195	0	0	0	0	0	193,901	22,366	0	661,703	0	\$877,970	\$9.23
Mechanical	4,416	0	0	0	3,869	33,051	0	0	90,814	0	321,484	\$449,218	\$4.72
Electrical	617	0	0	0	0	0	0	0	5,428	0	34,410	\$39,838	\$0.42
Plumbing	4,874	0	0	0	0	4,302	2,365	0	0	37,522	30,112	\$74,301	\$0.78
Fire and Life Safety	0	0	0	176,408	0	0	0	0	0	0	0	\$176,408	\$1.86
Technology	0	0	0	0	106,258	0	0	0	0	0	0	\$106,258	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	638,233	0	0	176,408	110,127	39,852	592,166	22,366	96,242	699,912	584,650	\$2,321,723	\$24.42



White Elementary School Condition Assessment

Assessment Findings**Facility Condition Index (FCI)**

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The White Elementary School facility has an overall FCI of 3.8%

The total current cost for all building deficiencies is \$638,233. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$326,387. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$17,011,411.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

White Elementary School Condition Assessment

Building: 01 - Main Building

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: THE SINGLE PLY ROOF MEMBRANE FOR THE ROOF WAS REPATCHED IN 1996 AND NEEDS TO BE REMOVED AND REPLACED DUE TO BAD LEAKAGE AND BLISTERING. PARAPET WALLS HAVE HEIGHT, CURB AND CAP ISSUES WITH SEVERE LEAKING AND CRACKING SURFACES. NOT ENOUGH DRAINAGE, LARGE AREAS WITH POOLING WATER, NO GUTTERS/DOWNSPOUTS, POSSIBLY SOME INTERNAL DRAINS.	Capital Renewal	90,201	SF	1	\$414,282	962
Membrane Flashing At Curb (<2') Requires Repair Note: MEMBRANE FLASHING AT CURB IS IN BAD CONDITION ALL THROUGHOUT THE ROOF; WITH LOTS OF CRACKS AND BLISTERING THE ROOF NEEDS REPAIRS.	Deferred Maintenance	4,000	LF	2	\$106,797	959
Membrane Flashings At Equipment Curbs Require Repair Note: MEMBRANE FLASHING AT EQUIPMENT CURB NEEDS TO BE REPAIRED FOR BAD CRACKS AND POOR CONDITION.	Deferred Maintenance	1,000	LF	2	\$12,295	961
The Roof Drains Require Cleaning Note: DRAIN AT NORTHEAST CORNER BESIDES THE CAFETERIA EDGE NEEDS TO BE CLEARED OF DEBRIS.	Deferred Maintenance	1	Ea.	2	\$19	964
Drains And Piping Are Needed To Eliminate Ponding Note: INSTALL DRAINS AT EXTERIOR PERIMETER OF BUILDING Location: MAIN BUILDING ROOF	Functional Deficiency	10	Ea.	3	\$22,007	1795
Overflow Drain And Piping Is Missing And Is Needed Note: ADD OVERFLOW DRAINS NEAR NEW ROOF DRAINS AT BUILDING PERIMETER	Deferred Maintenance	10	Ea.	3	\$14,157	1796
Roof access ladder requires replacement Note: THE LADDER TO GET ONTO THE CAFETERIA ROOF ISN'T SUFFICIENT IN FRAME TO SAFELY ACCESS Location: CAFETERIA ROOF	Deferred Maintenance	20	LF	3	\$2,510	1797
Strainers Are Missing And Needed Note: INSTALL 2 STRAINERS; ONE ABOVE THE LIBRARY AND THE OTHER ABOVE RM X104.	Deferred Maintenance	2	Ea.	3	\$2,107	965
The Roof Operable Hatch Requires Repair Note: 1@4X5; ROOF HATCH HAS A BROKEN HANDLE AND IS DIFFICULT TO OPEN AND CLOSE.	Deferred Maintenance	4	Ea.	3	\$972	963
Parapets are Too Low and Require Reflashing	Deferred Maintenance	20	LF	4	\$2,427	960
Sub Total for System		10	items		\$577,572	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Ceramic Tile Flooring Requires Replacement Note: REPLACE CERAMIC TILE FLOORING IN THE KITCHEN. CURRENT FLOOR CONTAINS MULTICOLORED PATCHES.	Capital Renewal	2,300	SF	3	\$36,158	958
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE ACOUSTICAL TILES WITH GRID FOR LEAKS IN SMALL AREAS OF RMS: X110, X111, X193, X176, X505.	Capital Renewal	100	SF	3	\$798	932
Sub Total for System		2	items		\$36,956	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Package Unit HVAC Component Requires Replacement Note: 1@2TON; 2X2 REPLACE EXTERIOR CONDENSING UNIT @ ROOF; HOUSING BROKEN OFF, NOT WORKING, RUSTED AND POORLY MAINTAINED.	Capital Renewal	2	TonAC	2	\$4,416	966
Sub Total for System		1	items		\$4,416	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Requires Replacement Note: REPLACE EXTERIOR DRINKING FOUNTAINS, RUSTED AND NOT WORKING. ORIGINAL EQUIPMENT.	Capital Renewal	2	Ea.	4	\$4,874	967
Sub Total for System		1	items		\$4,874	
Sub Total for Building 01 - Main Building		14	items		\$623,818	

Building: 02 - Gym

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement Note: SINGLE PLY FLAT ROOF ON NORTH SIDE NEEDS TO BE REPLACED ENTIRELY. BLISTERING AND WORN DUE TO HEAVY TRAFFIC.	Capital Renewal	1,000	SF	1	\$13,558	980
Sub Total for System		1	items		\$13,558	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: REPLACE LEAKING ACOUSTICAL TILES WITH GRIB RM X233 & X232.	Capital Renewal	30	SF	3	\$239	977
Sub Total for System		1	items		\$239	



Facilities Feasibility Study

White Elementary School Condition Assessment

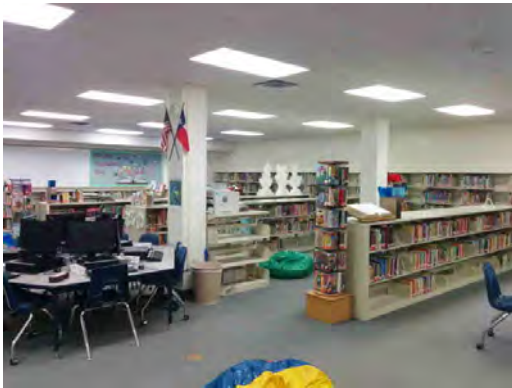
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard is not Labeled per code	Code Compliance	2	Ea.	3	\$617	989
Note: 120/208 225A PANELS ARE NOT LABELED.						
	Sub Total for System	1	items		\$617	
	Sub Total for Building 02 - Gym	3	items		\$14,415	
	Total for Campus	17	items		\$638,233	

White Elementary School Condition Assessment
Supporting Photos











Facilities Feasibility Study Wiggs Middle School Condition Assessment

Summary of Findings

The Wiggs Middle School Facility located at 1300 Circle in El Paso, Texas, was built in 1987. It comprises 116,432 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,045,363.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
01	Main Building	86,030	1987	\$868,711	5.63%	\$1,473,857	9.55%	\$10.10	\$605,146
Building 03	Building 03	26,946	1990	\$176,653	3.65%	\$263,362	5.45%	\$6.56	\$86,709
312	Transportable-0312	864	2003	\$0	.00%	\$0	.00%	\$0.00	\$0
665	Transportable-665	864	1987	\$0	.00%	\$0	.00%	\$0.00	\$0
667	Transportable-667	864	1987	\$0	.00%	\$0	.00%	\$0.00	\$0
668	Transportable-668	864	1987	\$0	.00%	\$0	.00%	\$0.00	\$0
Totals		116,432		\$1,045,363	5.16%	\$1,737,218	8.57%	\$8.98	\$691,855

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	-	\$360	\$360
Roofing	\$13,558	\$19,708	\$2,756	-	-	\$36,022
Structural	-	-	-	-	-	\$0
Exterior	-	\$548,249	-	-	-	\$548,249
Interior	-	-	\$169,938	-	-	\$169,938
Mechanical	-	-	\$36,759	\$7,754	\$1,856	\$46,369
Electrical	-	\$238,997	-	-	-	\$238,997
Plumbing	-	-	\$4,733	-	\$696	\$5,429
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Other	-	-	-	-	-	\$0
Total	\$13,558	\$806,954	\$214,186	\$7,754	\$2,912	\$1,045,363



Facilities Feasibility Study Wiggs Middle School Condition Assessment

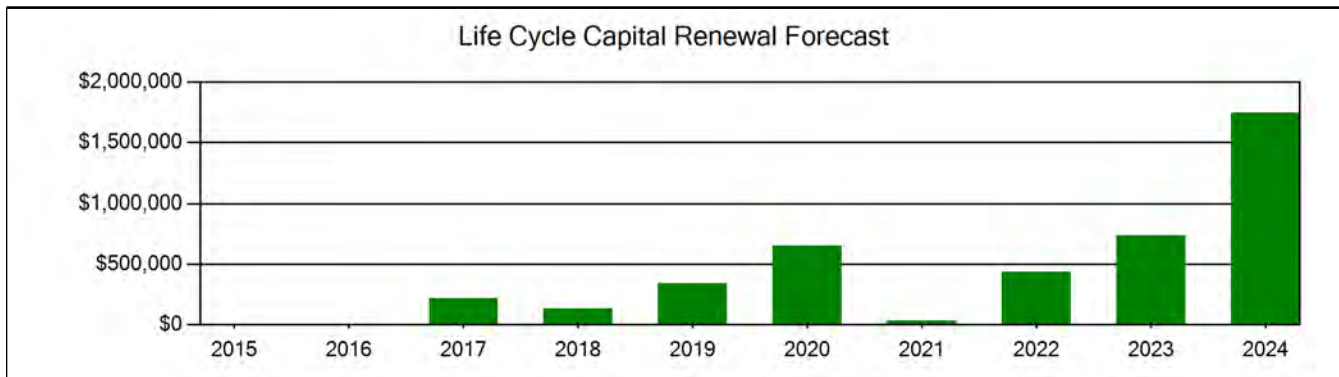
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	360	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	36,022	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	548,249	0	0	0	0	0	217,122	0	0	0	0	\$217,122	\$1.92
Interior	169,938	0	0	0	0	0	241,275	34,620	0	740,174	0	\$1,016,069	\$8.99
Mechanical	46,369	0	0	7,963	4,718	314,603	190,391	0	416,092	0	632,926	\$1,566,693	\$13.87
Electrical	238,997	0	0	0	0	0	0	0	17,020	0	1,109,639	\$1,126,659	\$9.97
Plumbing	5,429	0	0	0	4,874	23,802	4,046	0	0	0	0	\$32,722	\$0.29
Fire and Life Safety	0	0	0	209,627	0	0	0	0	0	0	0	\$209,627	\$1.86
Technology	0	0	0	0	126,268	0	0	0	0	0	0	\$126,268	\$1.12
Conveyances	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,045,363	0	0	217,590	135,860	338,405	652,834	34,620	433,112	740,174	1,742,565	\$4,295,160	\$38.02





Wiggs Middle School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Wiggs Middle School facility has an overall FCI of 5.2%

The total current cost for all building deficiencies is \$1,045,363. There are \$0 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$691,855. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$20,275,803.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study Wiggs Middle School Condition Assessment

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Requires Restriping	Deferred Maintenance	25	CAR	5	\$360	1273
Note: PAVEMENT STRIPING NEEDS TO BE REPAINTED ALONG THE SOUTHEAST EDGE OF THE PARKING LOT.						
Sub Total for System		1	items		\$360	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Single-Ply Membrane Roof Covering Requires Replacement	Capital Renewal	1,000	SF	1	\$13,558	1278
Note: SINGLE PLY ROOFING ON BALCONY OVER MAIN ENTRANCE NEEDS O BE REPLACED.						
Membrane Flashing At Curb (<2') Requires Repair	Deferred Maintenance	600	LF	2	\$16,020	1276
Note: MEMBRANE FLASHING A CURB NEEDS TO BE REPAIRED FOR CRACKS AND BLISTERS ABOVE CLASSROOM BUILDING AND BALCONY OVER MAIN ENTRANCE.						
Membrane Flashings At Equipment Curbs Require Repair	Deferred Maintenance	300	LF	2	\$3,688	1277
Note: MEMBRANE FLASHING AT EQUIPMENT CURB NEEDS TO BE REPAIRED FOR CRACKS ABOVE THE CLASSROOM BUILDING AND BALCONY OVER MAIN ENTRANCE.						
The Roof Operable Hatch Requires Replacement	Deferred Maintenance	1	Ea.	3	\$1,378	1279
Note: 1@4X4; REPAIR ROOF HATCH DOOR, HANDLE IS BROKEN OFF AND THE LOCKING GAS SPRING. ALSO DOES NOT MEET SAFETY REQUIREMENTS.						
Sub Total for System		4	items		\$34,644	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	3,408	SF	2	\$548,249	1274
Note: 284@6X4; STEEL WINDOWS NEED TO BE REPAIRED. OLD AND CRACKED AROUND EDGES, DIFFICULT TO OPEN.						
Sub Total for System		1	items		\$548,249	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement	Capital Renewal	17,206	SF	3	\$137,290	1275
Note: ACOUSTICAL GRID WITH TILES NEEDS TO BE REPLACED IN MANY LOCATIONS: SMALL LEAKS. RMS: 102 103, C2, 202, 204, 206, LB2B, 208, 209, 210, 211, 212, 213, 214, 215, 301, 302, 304, 306, 307, 309, 310, 311, BAND INSTRUMENT, BDR LOCKER ROOM - SHOWER.						
Sub Total for System		1	items		\$137,290	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Evaporative Cooling Unit Is Damaged And Requires Replacement	Capital Renewal	10	Ea.	3	\$36,759	1281
Note: 10@5,000CFM EVAP COOLERS; REPLACE RUSTED, LEAKY OLD EVAP COOLERS.						
Duct Register Requires Replacement	Deferred Maintenance	7	Ea.	5	\$1,856	1280
Note: REPLACE MISSING GRILLS AT COMMUNITY LOUNGE.						
Sub Total for System		2	items		\$38,615	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$21,179	1364
Note: FEDERAL PACIFIC						
The Distribution Panel Requires Replacement	Capital Renewal	1	Ea.	2	\$28,201	1365
Note: 1200 AMP; FEDERAL PACIFIC						
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	1	Ea.	2	\$788	1358
Note: 6 LOADS, REMOVE ONLY.						
The Panelboard Requires Replacement	Capital Renewal	6	Ea.	2	\$31,466	4172
Note: FEDERAL PACIFIC						
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$22,490	4173
Note: FEDERAL PACIFIC						
Sub Total for System		5	items		\$104,124	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Non-Refrigerated Drinking Fountain is Damaged And Should Be Repaired	Deferred Maintenance	2	Ea.	3	\$4,733	1286
Note: REPAIR EXTERIOR NON REFRIGERATED DRINKING FOUNTAINS - NOT WORKING.						
The Rest Room Lavatories Plumbing Fixtures Require Cleaning	Deferred Maintenance	1	Ea.	5	\$696	1287
Note: REPAIR LAVATOR @ 2ND FLOOR GIRLS RESTROOM.						
Sub Total for System		2	items		\$5,429	
Sub Total for Building 01 - Main Building		16	items		\$868,711	



Facilities Feasibility Study
Wiggs Middle School Condition Assessment

Building: Building 03 - Building 03

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Roof Operable Hatch Requires Replacement Note: ROOF HATCH DOES NOT MEET SAFETY REQUIREMENTS	Deferred Maintenance	1	Ea.	3	\$1,378	1756
Sub Total for System		1	items		\$1,378	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Suspended Ceiling Grid and Tiles Require Replacement Note: ACOUSTICAL GRID WITH TILES NEEDS TO BE REPLACED IN SEVERAL ROOMS DUE TO SMALL LEAKAGE. RMS: BRR1, 216, 217, 219, 220, 222, 223.	Capital Renewal	4,042	SF	3	\$32,252	1586
The Vinyl Composition Tile Requires Replacement Note: REPLACE OLD AND WORN VCT IN RM BR PLANNING.	Capital Renewal	50	SF	3	\$396	1587
Sub Total for System		2	items		\$32,648	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$9,602	4175
Exhaust Fan Ventilation Requires Replacement Note: REPLACE NON-FUNCTIONAL EXHAUST FANS AT GYM - LOCKROOMS AND OFFICES.	Capital Renewal	4	Ea.	4	\$7,754	2012
Sub Total for System		2	items		\$17,356	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	2	Ea.	2	\$39,430	4177
The Motor Control Center Is Damaged And Should Be Replaced Note: FEDERAL PACIFIC	Capital Renewal	20	Ea.	2	\$43,130	4178
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	6	Ea.	2	\$31,466	4179
The Panelboard Requires Replacement Note: FEDERAL PACIFIC	Capital Renewal	1	Ea.	2	\$11,245	4180
Sub Total for System		4	items		\$125,270	
Sub Total for Building Building 03 - Building 03		9	items		\$176,653	
Total for Campus		25	items		\$1,045,363	

Buildings with no reported deficiencies

- 312 - Transportable-0312
- 665 - Transportable-665
- 667 - Transportable-667
- 668 - Transportable-668



Facilities Feasibility Study
Wiggs Middle School Condition Assessment

Wiggs Middle School Condition Assessment
Supporting Photos



Facilities Feasibility Study
Zavala Elementary School Condition Assessment

Summary of Findings

The Zavala Elementary School Facility located at 51 N. Hammett in El Paso, Texas, was built in 1925. It comprises 51,108 gross square feet.

The total current deficiencies for this site, in 2014 construction cost dollars, are estimated at \$1,973,368.

Facility Condition by Building

Number	Building Name	Gross SqFt	Built Date	Current Condition Cost	Current FCI	5-Year LC/Condition Cost	5-Year FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
	Exterior Site	0	0	\$284,192	.00%	\$284,192	.00%	\$0.00	\$0
01	Main Building	46,236	1925	\$1,689,176	20.42%	\$3,772,704	45.60%	\$36.53	\$2,083,528
02	Gym Building	4,872	2013	\$0	.00%	\$3,227	.37%	\$0.00	\$3,227
Totals		51,108		\$1,973,368	21.58%	\$4,060,123	44.40%	\$38.61	\$2,086,755

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, code compliance, and Capital Renewal categories.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$44,773	\$163,998	\$2,286	\$211,057
Roofing	-	\$61,324	-	-	-	\$61,324
Structural	-	-	-	-	-	\$0
Exterior	-	\$941,082	\$749	-	-	\$941,831
Interior	-	-	\$182,921	-	-	\$182,921
Mechanical	-	\$92,797	-	-	-	\$92,797
Electrical	-	\$275,255	-	\$75,933	-	\$351,188
Plumbing	-	-	-	-	\$11,255	\$11,255
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	\$73,135	\$73,135
Conveyances	-	-	-	-	-	\$0
Specialties	\$47,858	-	-	-	-	\$47,858
Other	-	-	-	-	-	\$0
Total	\$47,858	\$1,370,459	\$228,443	\$239,931	\$86,677	\$1,973,368

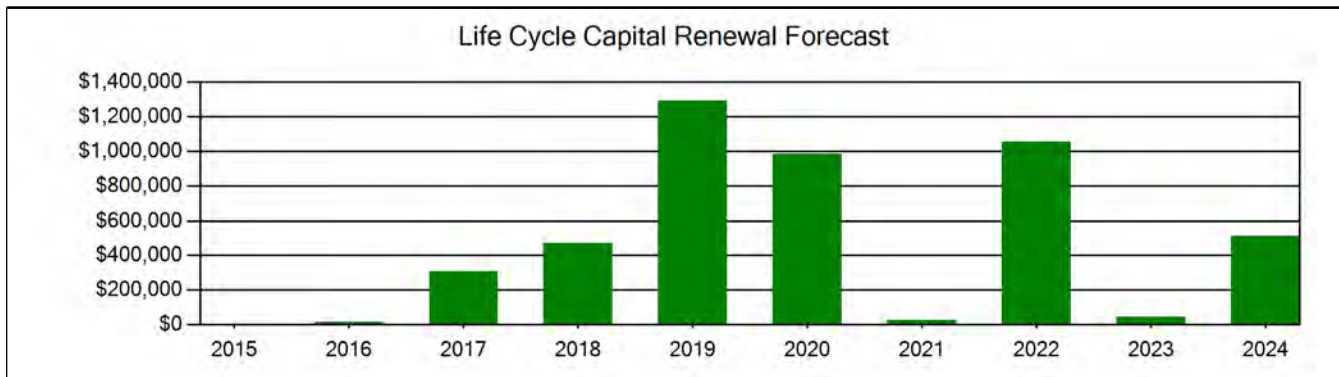
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. In cases where the age of the observed system was not known, the assessors made professional best estimates.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Current	Life Cycle Capital Renewal Projections										Total	\$/GSF
		Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Year 6 2020	Year 7 2021	Year 8 2022	Year 9 2023	Year 10 2024		
Site	211,057	0	0	0	0	0	0	0	240,893	0	0	\$240,893	\$4.71
Roofing	61,324	0	0	0	0	0	0	0	0	0	372,718	\$372,718	\$7.29
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	941,831	0	0	0	0	0	23,441	0	128,981	0	0	\$152,422	\$2.98
Interior	182,921	0	15,156	0	470,789	0	709,386	27,015	240,856	44,030	70,842	\$1,578,074	\$30.88
Mechanical	92,797	0	0	0	0	247,616	0	0	301,045	0	66,546	\$615,207	\$12.04
Electrical	351,188	0	0	0	0	806,785	0	0	0	0	0	\$806,785	\$15.79
Plumbing	11,255	0	0	35,050	0	237,361	14,441	0	0	0	4,302	\$291,154	\$5.70
Fire and Life Safety	0	0	0	273,998	0	0	21,277	0	0	0	0	\$295,275	\$5.78
Technology	73,135	0	0	0	0	0	0	0	5,445	0	0	\$5,445	\$0.11
Conveyances	0	0	0	0	0	0	158,484	0	0	0	0	\$158,484	\$3.10
Specialties	47,858	0	0	0	0	0	57,893	0	138,628	0	0	\$196,521	\$3.85
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	1,973,368	0	15,156	309,048	470,789	1,291,762	984,922	27,015	1,055,848	44,030	514,408	\$4,712,978	\$92.22



Zavala Elementary School Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Facility Condition Cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Zavala Elementary School facility has an overall FCI of 21.6%

The total current cost for all building deficiencies is \$1,973,368. There are \$284,192 in deficiencies at the site level that are included in the FCI calculation. In addition, the 5-year capital renewal cost was \$2,086,755. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to El Paso, Texas (76.9% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the El Paso, Texas area. The estimated replacement cost for this facility is \$9,144,754.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.



Facilities Feasibility Study

Zavala Elementary School Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement	Capital Renewal	500	SF	3	\$6,069	21
K Play Area Requires Replacement	Capital Renewal	1	Ea.	3	\$38,703	24
Note: jungle gym rusted						
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	33	CAR	4	\$67,649	15
Note: asphalt - patch						
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	47	CAR	4	\$96,349	19
Note: 47 cars plus 8000 SF						
Paving Requires Restriping	Deferred Maintenance	80	CAR	5	\$1,152	20
Wheel Stops Are Damaged And Require Replacement	Deferred Maintenance	10	Ea.	5	\$1,134	23
	Sub Total for System	6	items		\$211,057	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School lacks appropriate number of surveillance cameras.	Functional Deficiency	16	Ea.	5	\$73,135	719
Note: School lacks appropriate number of surveillance cameras.						
	Sub Total for System	1	items		\$73,135	
	Sub Total for School and Site Level	7	items		\$284,192	

Building: 01 - Main Building

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Switchgear Is Needed Or Requires Replacement	Capital Renewal	1	Ea.	2	\$20,599	141
Note: 900 A						
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	2	Ea.	2	\$13,288	673
The Exterior Dry Type Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$35,449	674
	Sub Total for System	3	items		\$69,336	

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built Up Roofing (Bur) Membrane Has Holes That Should Be Repaired	Deferred Maintenance	240	Ea.	2	\$48,823	40
Expansion Joint Cover Should Be Replaced	Deferred Maintenance	100	LF	2	\$12,501	36
	Sub Total for System	2	items		\$61,324	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Aluminum Window Is Damaged And Requires Replacement	Capital Renewal	12	SF	2	\$1,358	27
Note: 2 @ 3 x 2						
The Steel Window Is Damaged And Requires Replacement	Capital Renewal	144	SF	2	\$31,472	28
Note: 8 @ 6 x 3						
The Wood Window Is Damaged And Requires Replacement	Capital Renewal	4,592	SF	2	\$908,253	26
Note: 164 @ 7 x 4						
Exterior Metal Door Requires Repainting	Deferred Maintenance	4	Door	3	\$749	25
Note: 4 @ 3 x 7						
	Sub Total for System	4	items		\$941,831	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Vinyl Composition Tile Requires Replacement	Capital Renewal	17,000	SF	3	\$182,921	29
	Sub Total for System	1	items		\$182,921	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Controls Require Repair	Deferred Maintenance	46,200	SF	2	\$92,797	41
Note: Controls are old and past useful life						
The Electrical Transformer Requires Replacement	Capital Renewal	1	Ea.	2	\$8,412	684
	Sub Total for System	2	items		\$101,210	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Stage Lighting Is Damaged, Broken Or Deficient	Functional Deficiency	6	Ea.	2	\$9,474	43
Note: system outdated, needs to be upgraded						



Facilities Feasibility Study

Zavala Elementary School Condition Assessment

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Distribution Panel Requires Repair Note: 1 @ 900A; need to replace main distribution panel Location: mechanical room	Deferred Maintenance	1	Ea.	2	\$353	45
The Motor Control Center Is Damaged And Should Be Replaced Note: kitchen MCC is a federal pacific MCC along with panels. The main MCC in mechanical room needs to be upgraded; one with 12 loads and another with 6 loads	Capital Renewal	2	Ea.	2	\$59,665	44
The Panelboard Requires Replacement Note: 1st floor - Panel LC, PC, PG by corridor at north. Panel at the stage. Panel LB, PB, by book room (333). In kitchen area, panel MR, SW, FP	Capital Renewal	8	Ea.	2	\$28,412	46
The Panelboard Requires Replacement	Capital Renewal	3	Ea.	2	\$21,374	47
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$15,277	48
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$9,680	49
The Panelboard Requires Replacement	Capital Renewal	2	Ea.	2	\$26,991	50
The Panelboard Requires Replacement	Capital Renewal	1	Ea.	2	\$26,281	51
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement Note: Cafeteria light fixtures are T-12 lamp fixtures. Stage lighting needs to be replaced/updated.	Capital Renewal	84	Ea.	4	\$36,350	42
The Electrical Circuit Capacity Is Inadequate Note: 37 @ 20A	Functional Deficiency	37	EACH	4	\$39,583	52
Sub Total for System		11	items		\$273,440	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Prep room lacks a sink.	Educational Adequacy	2	Ea.	5	\$11,255	Rollup
Sub Total for System		1	items		\$11,255	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address Is Inadequate And Should Be Replaced	Capital Renewal	31,519	SF	1	\$47,858	53
Sub Total for System		1	items		\$47,858	
Sub Total for Building 01 - Main Building		25	items		\$1,689,176	
Total for Campus		32	items		\$1,973,368	

Buildings with no reported deficiencies

02 - Gym



Facilities Feasibility Study
Zavala Elementary School Condition Assessment

Zavala Elementary School Condition Assessment
Supporting Photos