GUERRERO ELEMENTARY

Front Door Image



Physical Address:
7530 Lake Hurst Road
El Paso, Texas 79912

Building Completed: 1991
Optimal Capacity: 558
Building Area: 87,520 SF
Site Acreage: 8.41
Fall 2025 Enrollment: 342

GUERRERO ELEMENTARY

Site Aerial



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Guerrero Elementary School

Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority 1	$2,495,779
Priority 2	$3,276,764
Priority 3	$3,188,399
Priority 4	$5,138,391
Priority Totals	$14,099,334

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$3,188,399	$0	$3,188,399
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$64,641	$0	$5,138,391	$5,203,032
HVAC	$1,894,529	$0	$0	$0	$1,894,529
Interior Construction	$0	$5,431	$0	$0	$5,431
Interior Finishes	$0	$10,907	$0	$0	$10,907
Plumbing	$0	$550,485	$0	$0	$550,485
Roofing	$0	$1,614,122	$0	$0	$1,614,122
Safety & Security	$601,250	$0	$0	$0	$601,250
Site	$0	$1,031,179	$0	$0	$1,031,179
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$2,495,779**	**$3,276,764**	**$3,188,399**	**$5,138,391**	**$14,099,334**

TOTALS P1	**$2,495,779**
TOTALS P1 + P2	**$5,772,544**
TOTALS P1 + P2 + P3	$8,960,942
TOTALS P1 + P2 + P3 + P4	$14,099,334

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$3,188,399
	1	The panelboards were nearing the end of their expected useful lives.	Plan to replace the panelboards.	3	Guerrero ES Main Building Guerrero ES	Electrical Distribution	
	2	The building's exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with LED fixtures.	3	Guerrero ES Gym Building Guerrero ES	Lighting	
	3	The building's interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	3	Guerrero ES Gym Building Guerrero ES	Lighting	
	4	The emergency lighting had exceeded its expected useful life.	Replace the emergency lighting throughout the building.	3	Guerrero ES Main Building Guerrero ES	Lighting	
	5	The interior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Guerrero ES Main Building Guerrero ES	Lighting	
	6	The exterior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Guerrero ES Main Building Guerrero ES	Lighting	
EXTERIOR ENCLOSURE							$0
FIRE PROTECTION							$5,203,032
	7	The wet-chemical hood fire suppression system had exceeded its expected useful life.	Replace the wet-chemical hood fire suppression system.	2	Guerrero ES Main Building Guerrero ES	Fire Protection / Suppression	
	8	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Guerrero ES Gym Building Guerrero ES	Fire Protection / Suppression	
	9	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Guerrero ES Main Building Guerrero ES	Fire Protection / Suppression	
HVAC							$1,894,529
	10	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Guerrero ES Gym Building Guerrero ES	Mechanical / HVAC	
	11	The furnace was approaching its end of expected useful life.	Replace the furnace.	1	Guerrero ES Gym Building Guerrero ES	Mechanical / HVAC	
	12	The air handling unit vibrated excessively when in use and had exceeded its expected useful life.	Replace air handling unit and inspect the installation thoroughly to ensure the new unit does not vibrate excessively.	1	Guerrero ES Main Building Guerrero ES	Mechanical / HVAC	
	13	The make-up air unit was approaching the end of its expected useful life.	Replace make-up air unit.	1	Guerrero ES Main Building Guerrero ES	Mechanical / HVAC	
	14	The boilers had exceeded their expected useful lives.	Replace the boilers.	1	Guerrero ES Main Building Guerrero ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	15	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. The evaporative coolers had corrosion and were approaching the end of their expected useful lives.	Replace the evaporative coolers with rooftop package air conditioning units (cooling only), install the necessary duct to properly distribute the conditioned air, and connect the equipment to the existing EMS.	1	Guerrero ES Main Building Guerrero ES	Mechanical / HVAC	
	16	The rooftop exhaust fans were approaching the end of their expected useful lives.	Replace the exhaust fans.	1	Guerrero ES Main Building Guerrero ES	Mechanical / HVAC	
	17	The heating hot water circulation pumps had exceeded their expected useful lives.	Replace the heating hot water circulation pumps.	1	Guerrero ES Main Building Guerrero ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$5,431**
	18	There was a minor joint crack in the boys' restroom.	Repair crack, texture and paint repair to match existing finish.	2	Guerrero ES Gym Building Guerrero ES	Interior Walls	
INTERIOR FINISHES							**$10,907**
	19	There was water staining observed on a handful of acoustic ceiling tiles.	Replace any damaged ceiling tiles after the replacement of the roof has been completed.	2	Guerrero ES Gym Building Guerrero ES	Interior Ceiling Finishes	
	20	Water stains were observed on a small portion of acoustical ceiling tiles.	Replace stained acoustical tiles after roof covering is replaced or repaired.	2	Guerrero ES Main Building Guerrero ES	Interior Ceiling Finishes	
PLUMBING							**$550,485**
	21	The 240-MBH natural-gas water heater had corrosion around the perimeter of the top and base, and the 40-MBH water heater had exceeded its expected useful life.	Replace the natural-gas water heaters.	2	Guerrero ES Main Building Guerrero ES	Domestic Water Distribution	
	22	Three detached roof drain strainers were observed and debris was collecting in them.	Clean debris from roof drains and reattach the roof drain strainers to prevent ponding and roof deterioration.	2	Guerrero ES Main Building Guerrero ES	Other Plumbing	
	23	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Guerrero ES Gym Building Guerrero ES	Plumbing Fixtures	
	24	The mop sink was cracked.	Replace the mop sink prior to replacing the rest of the plumbing fixtures.	2	Guerrero ES Main Building Guerrero ES	Plumbing Fixtures	
	25	All of the plumbing fixtures were nearing or had exceeded their expected useful lives.	Replace the plumbing fixtures throughout the building.	2	Guerrero ES Main Building Guerrero ES	Plumbing Fixtures	
ROOFING							**$1,614,122**
	26	The building did not have fixed roof access.	Install a fixed roof access ladder.	2	Guerrero ES Gym Building Guerrero ES	Roof	
	27	There were occasional water stains on the interior ceilings.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Guerrero ES Gym Building Guerrero ES	Roof	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	28	The aged modified bitumen roof covering had moderate degranulation, multiple patches and cracked flashing sealant.	Replace the roof covering.	2	Guerrero ES Main Building Guerrero ES	Roof	
	29	The surfaces of the translucent fiberglass skylights were excessively deteriorated and had multiple sealant patches.	Replace the skylights.	2	Guerrero ES Main Building Guerrero ES	Roof	
SAFETY & SECURITY							**$601,250**
	30	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Guerrero ES Site Guerrero ES	Communications & Security	
	31	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Guerrero ES Site Guerrero ES	Communications & Security	
	32	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Guerrero ES Site Guerrero ES	Communications & Security	
SITE							**$1,031,179**
	33	Concrete pathways had severe damage and crumbling.	Repair broken and crumbling sections of concrete pathways.	2	Guerrero ES Site Guerrero ES	Site	
	34	Multiple cracks breaks and holes throughout the pedestrian pavement.	Repair cracking in paved play areas.	2	Guerrero ES Site Guerrero ES	Site	
	35	The composition shingle roof was damaged and missing shingles, and the pavilion was nearing the end of its expected useful life.	Replace the older deteriorated shade pavilion.	2	Guerrero ES Site Guerrero ES	Site	
	36	The parking lot lighting had exceeded its expected useful life.	Replace the parking lot lighting fixtures (poles to remain).	2	Guerrero ES Site Guerrero ES	Site	
	37	was transverse and longitudinal cracking throughout the parking lot, and areas of deterioration. Additionally, the parking lot surface had exceeded its design life.	Repave parking lots and repair cracking in paved surfaces throughout the site.	2	Guerrero ES Site Guerrero ES	Site	
STAIRS							**$0**
STRUCTURE							**$0**

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		DEFICIENCY / RECOMMENDATION				
CODE			PRIORITY			TOTAL
	1	Must Do: Critical replacements of equipment & systems, replace evaporative cooling systems with refrigerated air, required code, safety & security items. (Life expectancy 0-2 years)				**$2,495,779**
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				**$3,276,764**
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				**$3,188,399**
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				**$5,138,391**

FACILITY CONDITION INDEX

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

PRIORITY 1 TOTAL	**$2,495,779**
PRIORITY 2 TOTAL	**$3,276,764**
PRIORITY 3 TOTAL	**$3,188,399**
PRIORITY 4 TOTAL	**$5,138,391**
FACILITY CONDITION REPAIR COST	**$14,099,334**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$50,586,560**
FACILITY CONDITION INDEX	**0.28**
	FAIR