

CANYON HILLS MIDDLE

Front Door Image



Physical Address:
8930 Eclipse
El Paso, Texas 79904

Building Completed: 1972
Optimal Capacity: 1,598
Building Area: 108,138 SF
Site Acreage: 12.01
Fall 2025 Enrollment: 408

CANYON HILLS MIDDLE

Site Aerial





EL PASO ISD
it starts with us

Canyon Hills Middle School

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$4,353,669
Priority 2	\$12,002,699
Priority 3	\$4,352,250
Priority 4	\$5,600,447
Priority Totals	\$26,309,065

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$4,117,610	\$0	\$4,117,610
Exterior Enclosure	\$0	\$3,381,168	\$0	\$0	\$3,381,168
Fire Protection	\$0	\$142,812	\$0	\$5,600,447	\$5,743,259
HVAC	\$3,513,719	\$34,648	\$0	\$0	\$3,548,368
Interior Construction	\$0	\$1,971,677	\$0	\$0	\$1,971,677
Interior Finishes	\$0	\$1,752,992	\$0	\$0	\$1,752,992
Plumbing	\$0	\$1,119,978	\$0	\$0	\$1,119,978
Roofing	\$0	\$2,586,124	\$0	\$0	\$2,586,124
Safety & Security	\$733,281	\$0	\$0	\$0	\$733,281
Site	\$0	\$1,011,496	\$0	\$0	\$1,011,496
Stairs	\$0	\$1,804	\$0	\$0	\$1,804
Structure	\$106,668	\$0	\$0	\$0	\$106,668
Priority Totals	\$4,353,669	\$12,002,699	\$4,352,250	\$5,600,447	\$26,309,065
TOTALS P1					\$4,353,669
TOTALS P1 + P2					\$16,356,368
TOTALS P1 + P2 + P3					\$20,708,618
TOTALS P1 + P2 + P3 + P4					\$26,309,065



Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,641
	1	The elevator had exceeded its expected useful life.	Replace the aged elevator.	3	Canyon Hills MS B Building Canyon Hills MS Elevators, Lifts, and Escalators	
ELECTRICAL						\$4,117,610
	2	The electrical distribution system had exceeded its expected useful life.	Replace the electrical distribution system.	3	Canyon Hills MS Athletic Building Canyon Hills MS Electrical Distribution	
	3	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Canyon Hills MS B Building Canyon Hills MS Electrical Distribution	
	4	The panelboards had exceeded their expected useful life.	Replace the aged panelboards.	3	Canyon Hills MS Gym Building Canyon Hills MS Electrical Distribution	
	5	The 1980 era transformer had exceeded its expected useful life.	Replace the aged transformer.	3	Canyon Hills MS Gym Building Canyon Hills MS Electrical Distribution	
	6	The main switchboard was observed to be Federal Pacific, and while it was not observed with the problematic "Stab-Lok" breakers, the switchboard has an increased risk of failure.	Replace the aged main switchboard.	3	Canyon Hills MS Main Building Canyon Hills MS Electrical Distribution	
	7	Several panelboards had exceeded or were approaching the end of their expected useful life.	Replace the aged panelboards.	3	Canyon Hills MS Main Building Canyon Hills MS Electrical Distribution	
	8	The transformer had exceeded its expected useful life.	Replace the aged transformer.	3	Canyon Hills MS Main Building Canyon Hills MS Electrical Distribution	
	9	The panelboard had exceeded its expected useful life.	Replace the aged panelboard.	3	Canyon Hills MS Music Building Canyon Hills MS Electrical Distribution	
	10	The transformer had exceeded its expected useful life.	Replace the aged transformer.	3	Canyon Hills MS Music Building Canyon Hills MS Electrical Distribution	
	11	The interior lighting had exceeded its expected useful life.	Replace the aged interior lighting.	3	Canyon Hills MS Athletic Building Canyon Hills MS Lighting	
	12	The interior lighting had exceeded its expected useful life.	Replace the aged interior lighting.	3	Canyon Hills MS B Building Canyon Hills MS Lighting	
	13	The 1995 era interior fluorescent fixtures had exceeded their expected useful life.	Replace the aged fluorescent fixtures.	3	Canyon Hills MS Gym Building Canyon Hills MS Lighting	
	14	The interior fluorescent light fixtures had exceeded their expected useful life.	Replace the aged interior fluorescent light fixtures.	3	Canyon Hills MS Main Building Canyon Hills MS Lighting	
	15	The interior lighting was approaching the end of its expected design life.	Plan to replace the aging interior light fixtures.	3	Canyon Hills MS Music Building Canyon Hills MS Lighting	
EXTERIOR ENCLOSURE						\$3,381,168
	16	The door accessing the boy's locker room was heavily damaged, likely due to objects being thrown at the door.	Replace the three exterior doors including frames and hardware.	2	Canyon Hills MS Athletic Building Canyon Hills MS Exterior Doors	
	17	The exterior doors had exceeded their expected useful life. The glazing in doors was single pane glazing.	Replace the exterior doors.	2	Canyon Hills MS B Building Canyon Hills MS Exterior Doors	



Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	18	The exterior doors had exceeded their expected useful life and four louvered doors had excessive rust corrosion.	Replace the exterior doors.	2	Canyon Hills MS Gym Building Canyon Hills MS	Exterior Doors
	19	The exterior doors had exceeded their expected useful life	Replace the exterior doors.	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Doors
	20	The exterior doors had exceeded their expected useful life.	Replace the exterior doors.	2	Canyon Hills MS Music Building Canyon Hills MS	Exterior Doors
	21	The stairwell doors were observed with a gap at the bottom allowing air and water intrusion.	Replace the door sealant.	2	Canyon Hills MS Science Building	Exterior Doors
	22	Isolated areas of deteriorated grout were observed in the exterior of the building.	Repoint and seal the brick exterior.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Exterior Walls
	23	A single electrical conduit wall penetration in the exterior of the building was not properly sealed.	Seal the penetration to prevent water intrusion and if necessary meet fire code.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Exterior Walls
	24	There was minor deterioration of the brick veneer and there were areas of previous repairs. Additionally, the brick exterior was aged and required preventative maintenance.	Repoint and seal the brick veneer.	2	Canyon Hills MS B Building Canyon Hills MS	Exterior Walls
	25	The brick veneer expansion joints had deteriorated and missing sealant.	Remove old sealant and reseal brick veneer expansion joints.	2	Canyon Hills MS Gym Building Canyon Hills MS	Exterior Walls
	26	There was minor deterioration of the brick veneer.	Repoint and seal the brick veneer.	2	Canyon Hills MS Gym Building Canyon Hills MS	Exterior Walls
	27	The expansion joints throughout the building exterior were observed to be deteriorated.	Replace the backer-rod and caulking at all building exterior expansion joints.	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Walls
	28	The metal structure and chain-link fence material used to prevent access to the roof was rusted and had stained the brick wall.	Replace the metal structure with an anti-scaling material and clean the exterior to removing the rust staining.	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Walls
	29	There was minor deterioration of the grout in the brick veneer.	Repoint and seal the brick veneer.	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Walls
	30	There was minor deterioration of the grout in the brick veneer.	Repoint and seal the brick veneer.	2	Canyon Hills MS Music Building Canyon Hills MS	Exterior Walls
	31	The exterior windows were single pane, which did not meet the districts current standards, and are inset into the door frames which have been recommended for replacement.	Replace the single pane windows with insulated double pane windows with the replacement of the exterior doors and frames.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Exterior Windows
	32	The storefront systems at the building entrances had single pane glazings and had exceeded their expected useful life.	Replace the buildings exterior storefront systems.	2	Canyon Hills MS B Building Canyon Hills MS	Exterior Windows
	33	The exterior windows systems had exceeded their expected useful life and had single pane glazing.	Replace the windows.	2	Canyon Hills MS B Building Canyon Hills MS	Exterior Windows



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	34	The storefront had exceeded its expected useful life and had single pane glazing.	Replace the storefront system with a dual pane glazed storefront system.	2	Canyon Hills MS Gym Building Canyon Hills MS	Exterior Windows
	35	The vision lite above one of the southeast doors had a crack in the glazing, and the glazings were all observed to be single-pane.	Replace the glazing at exterior doors throughout the school to have dual pane glazing that meets the current district standards	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Windows
	36	The window walls at the entry to the school had single pane glazing which has been identified by the district as not meeting current design standards.	Replace the hollow metal framed window walls throughout the school to have dual-glazing that meet the current district standards.	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Windows
	37	The windows throughout the building were single-pane glazing which has been identified by the district as not meeting current design standards.	Replace the windows throughout the building with aluminum frame, dual-pane units that meet the current district standards.	2	Canyon Hills MS Main Building Canyon Hills MS	Exterior Windows
	38	The glazing above the entrance doors was single-pane and did not meet the districts current design standards.	Replace the glazing systems to have dual-pane units.	2	Canyon Hills MS Music Building Canyon Hills MS	Exterior Windows
	39	The windows in the stairwells were observed with noticeable condensation between the panes, indicating likely failure of the window seals	Repair the windows and replace the failed sealant.	2	Canyon Hills MS Science Building	Exterior Windows
FIRE PROTECTION						\$5,743,259
	40	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Fire Alarm
	41	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Canyon Hills MS Gym Building Canyon Hills MS	Fire Alarm
	42	The fire alarm devices had exceeded their expected useful life.	Replace the aged fire alarm devices.	2	Canyon Hills MS Music Building Canyon Hills MS	Fire Alarm
	43	The hood fire suppression system was approaching the end of its expected useful life.	Replace the aged hood fire suppression system.	2	Canyon Hills MS Main Building Canyon Hills MS	Fire Protection / Suppression
	44	The split-systems were approaching the end of their expected useful life.	Replace the AC split systems.	4	Canyon Hills MS Athletic Building Canyon Hills MS	Fire Protection / Suppression
	45	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Canyon Hills MS B Building Canyon Hills MS	Fire Protection / Suppression
	46	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Canyon Hills MS Gym Building Canyon Hills MS	Fire Protection / Suppression
	47	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Canyon Hills MS Music Building Canyon Hills MS	Fire Protection / Suppression



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
HVAC						\$3,548,368
	48	Evaporative cooling, when used as the primary source of cooling, has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	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	Canyon Hills MS Athletic Building Canyon Hills MS	Mechanical / HVAC
	49	The exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	1	Canyon Hills MS Athletic Building Canyon Hills MS	Mechanical / HVAC
	50	The fan coil units had exceeded their expected useful life.	Replace the heating only fan coil units.	1	Canyon Hills MS Athletic Building Canyon Hills MS	Mechanical / HVAC
	51	The DDC controls were approaching the end of their expected useful life.	Plan to replace the DDC controls.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	52	The heating hot water circulation pump was approaching the end of its expected useful life.	Plan to replace the heating hot water circulation pump.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	53	Boiler 2 had exceeded its expected useful life.	Replace Boiler 2.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	54	The heating hot water expansion tank had exceeded its expected useful life.	Replace the aged expansion tank.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	55	The fin tube radiation had exceeded its expected useful life.	Replace the aged fin tube radiation.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	56	The make-up air units had exceeded their expected useful life and some of the units were corroded.	Replace the aged make-up air units.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	57	The unit ventilator had exceeded its expected useful life.	Replace the aged unit ventilator.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	58	Evaporative cooling, when used as the primary source of cooling, has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	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	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	59	The rooftop exhaust fans had exceeded their expected useful life.	Replace the rooftop exhaust fans.	1	Canyon Hills MS B Building Canyon Hills MS	Mechanical / HVAC
	60	The HVAC controls were approaching the end of their expected useful life.	Plan to replace the controls.	1	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC
	61	The rooftop exhaust fans had damaged enclosures and were approaching the end of their expected useful life.	Plan to replace the exhaust fans.	1	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC
	62	The majority of the rooftop condensers used R22 refrigerant and had exceeded their expected useful life.	Replace the condensers with a unit that utilizes a non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	1	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	63	Evaporative cooling has been identified by EPISD as not meeting the current district standards and therefore is a deficiency regardless of condition or age.	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	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC	
	64	The heating hot water pumps were corroded and had exceeded their expected useful life.	Replace the hot water pumps.	1	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC	
	65	The make up air units had moderate corrosion and had exceeded their expected useful life.	Replace the make up air units.	1	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC	
	66	The hydronic unit heaters had exceeded their expected useful life.	Replace the unit heaters.	1	Canyon Hills MS Main Building Canyon Hills MS	Mechanical / HVAC	
	67	The split-systems were approaching the end of their expected useful life.	Replace the AC split systems.	2	Canyon Hills MS Science Building	Mechanical / HVAC	
	68	The air cooled condenser was approaching the end of its expected useful life.	Replace the condensing unit.	2	Canyon Hills MS Science Building	Mechanical / HVAC	
INTERIOR CONSTRUCTION							\$1,971,677
	69	The lockers had exceeded their expected useful life.	Replace the lockers.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Specialties	
	70	The toilet partitions had exceeded their expected useful life and the closure piece for the base of the dividing wall in the girl's dressing room was missing.	Replace the toilet partitions in both the boy's and girls dressing rooms.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Specialties	
	71	One of the lockers in the hallway had been kicked in.	Repair the locker door.	2	Canyon Hills MS B Building Canyon Hills MS	Interior Specialties	
	72	The classroom and laboratory casework had exceeded its expected useful life.	Replace the casework throughout the building.	2	Canyon Hills MS B Building Canyon Hills MS	Interior Specialties	
	73	The toilet partitions had exceeded their expected useful life.	Replace the toilet room partitions.	2	Canyon Hills MS B Building Canyon Hills MS	Interior Specialties	
	74	The lockers had exceeded their expected useful life.	Replace the lockers.	2	Canyon Hills MS Gym Building Canyon Hills MS	Interior Specialties	
	75	The interior roof access ship ladder had deteriorated paint on its handrails and treads.	Repaint the ship ladder.	2	Canyon Hills MS Main Building Canyon Hills MS	Interior Specialties	
	76	The metal casework in the nurse's office had missing door hardware and rust corrosion below the sink.	Replace the casework in the nurse's office.	2	Canyon Hills MS Main Building Canyon Hills MS	Interior Specialties	
	77	The interior windows had exceeded their expected useful life.	Replace the interior windows.	2	Canyon Hills MS Main Building Canyon Hills MS	Interior Walls	



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
INTERIOR FINISHES						\$1,752,992
	78	Per the facilities staff, the acoustical ceilings were damaged during HVAC work and hadn't been repaired.	Replace the ACT system throughout the girl's dressing room.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Ceiling Finishes
	79	There were sections of damaged ACT grid and missing tiles throughout the building.	Repair the damaged grid and replace the missing tiles.	2	Canyon Hills MS Gym Building Canyon Hills MS	Interior Ceiling Finishes
	80	The painted finish on the concrete flooring was deteriorated.	Refinish the concrete flooring with an epoxy paint.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Floor Finishes
	81	The ceramic tile flooring had exceeded its expected useful life and there were damaged tiles at the removed shower partitions.	Replace the ceramic tile flooring throughout the building.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Floor Finishes
	82	The vinyl composition tile (VCT) flooring in the coaches office of the girl's dressing room, was delaminating and crumbling.	Replace the VCT throughout the building.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Floor Finishes
	83	There were sections of tile flooring that had been replaced with ceramic tiles that were not the same size, color or pattern. Additionally, the tile flooring appeared to be original to the building.	Replace the ceramic tile flooring.	2	Canyon Hills MS B Building Canyon Hills MS	Interior Floor Finishes
	84	The VCT throughout the building had been partially replaced and did not match.	Replace the VCT flooring throughout the building.	2	Canyon Hills MS B Building Canyon Hills MS	Interior Floor Finishes
	85	The epoxy flooring was deteriorated and chipping.	Replace the epoxy flooring throughout the dressing rooms.	2	Canyon Hills MS Gym Building Canyon Hills MS	Interior Floor Finishes
	86	The VCT flooring throughout the entry vestibule was deteriorated and cracking.	Replace the VCT flooring within the entry vestibule.	2	Canyon Hills MS Gym Building Canyon Hills MS	Interior Floor Finishes
	87	The floor finishes were worn and deteriorated throughout the building. There was damage to the floor finish, and the baseboard in the hallways.	Replace damaged baseboards and damaged sections of VCT.	2	Canyon Hills MS Science Building	Interior Floor Finishes
	88	The ceramic tile had areas of damage, typically at floor transitions, and there were sections of patched tile that did not match the original tile color or pattern.	Replace the ceramic tile throughout the interior of the building.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Interior Wall Finishes
	89	The wall at the janitorial mop sink had water damage surrounding the faucet.	Repair the faucet to ensure no further water damage is done to the wall, and then repair the drywall and refinish.	2	Canyon Hills MS B Building Canyon Hills MS	Interior Wall Finishes
	90	There was damage to the gypsum board wall finish near the lower level restrooms.	Repair the damaged wall sections.	2	Canyon Hills MS Science Building	Interior Wall Finishes
PLUMBING						\$1,119,978
	91	The domestic water distribution and sanitary waste systems had exceeded their expected useful lives.	Replace the domestic water distribution and sanitary waste systems.	2	Canyon Hills MS Main Building Canyon Hills MS	Domestic Water Distribution
	92	The domestic water heater was approaching the end of its expected useful life.	Replace the domestic water heater(s).	2	Canyon Hills MS Science Building	Domestic Water Distribution



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	93	The roof drain had exceeded expected useful life.	Replace roof drain and roof drain dome.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Other Plumbing	
	94	Four missing and one deteriorated roof drain domes were observed.	Install new roof drain domes where missing and deteriorated.	2	Canyon Hills MS B Building Canyon Hills MS	Other Plumbing	
	95	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures to meet current district standards.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Plumbing Fixtures	
	96	The plumbing fixtures throughout the building had exceeded or were approaching the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Canyon Hills MS B Building Canyon Hills MS	Plumbing Fixtures	
	97	The drinking fountains, group showers, and mop sinks had exceeded their expected useful life.	Replace the aged drinking fountains, group showers, and mop sinks.	2	Canyon Hills MS Gym Building Canyon Hills MS	Plumbing Fixtures	
	98	The kitchen sinks had exceeded their expected useful life.	Replace the aged kitchen sinks.	2	Canyon Hills MS Music Building Canyon Hills MS	Plumbing Fixtures	
	99	The mop sink had exceeded its expected useful life.	Replace the aged mop sink.	2	Canyon Hills MS Music Building Canyon Hills MS	Plumbing Fixtures	
	100	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Canyon Hills MS Science Building	Plumbing Fixtures	
ROOFING							\$2,586,124
	101	The building did not have roof access.	Install a roof access ladder to meet current district standards.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Roof	
	102	The roof covering had exceeded its expected useful life and had minor degranulation of its cap sheet.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS Athletic Building Canyon Hills MS	Roof	
	103	The aged built-up roof covering top coat surface was excessively deteriorated exposing the fiberglass membrane fibers.	Replace the existing built-up roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS B Building Canyon Hills MS	Roof	
	104	The aged modified bitumen roof covering had moderate degranulation in areas, multiple patches, and most of the flashing sealant was cracked.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS B Building Canyon Hills MS	Roof	
	105	The roof hatch had weak support springs.	Replace the weak roof hatch support springs.	2	Canyon Hills MS B Building Canyon Hills MS	Roof	
	106	The finish on the roof hatch was faded.	Refinish the roof hatch to ensure that the asset is able to achieve full useful life.	2	Canyon Hills MS Gym Building Canyon Hills MS	Roof	
	107	The roofing cap-sheet was observed to be worn and blistered throughout, and had exceeded its expected useful life.	Replace the existing built-up roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS Gym Building Canyon Hills MS	Roof	



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	108	The painted surface of the formed metal roofing was peeling throughout and there were observed areas of damage and screws that were backing out.	Replace the formed metal roofing system throughout the building.	2	Canyon Hills MS Gym Building Canyon Hills MS	Roof
	109	The built-up roof over the abandoned janitorial quarters had exceeded its expected useful life.	Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS Main Building Canyon Hills MS	Roof
	110	The cap-sheet for the modified bitumen roofing system was deteriorated, primarily at locations of equipment, and there was blistering at seams throughout the roof. Additionally, the roofing system had exceeded its expected useful life.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS Main Building Canyon Hills MS	Roof
	111	Multiple sections of the formed metal roofing were observed to have had the fasteners backing out and the painted surface was peeling. Additionally, the roofing system had exceeded its expected useful life.	Replace the formed metal roofing.	2	Canyon Hills MS Main Building Canyon Hills MS	Roof
	112	The roof hatch had exceeded its expected useful life.	Replace the roof hatch.	2	Canyon Hills MS Main Building Canyon Hills MS	Roof
	113	A roof access ladder was not found within the building or on the exterior.	Install a new roof ladder to the replaced roof hatch.	2	Canyon Hills MS Music Building Canyon Hills MS	Roof
	114	The modified bitumen roof had moderate degranulation and a large patch and has exceeded expected useful life.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Canyon Hills MS Music Building Canyon Hills MS	Roof
	115	The standing seam metal roof had several dents and had exceeded expected useful life.	Replace the existing standing seam metal roof system.	2	Canyon Hills MS Music Building Canyon Hills MS	Roof
	116	The roof hatch was not accessible and is assumed to have exceeded expected useful life.	Replace the roof hatch.	2	Canyon Hills MS Music Building Canyon Hills MS	Roof
	117	The roof covering was moderately deteriorated throughout.	Replace the modified bitumen roof covering with a TPO or PVC single-ply membrane roof covering.	2	Canyon Hills MS Science Building	Roof
SAFETY & SECURITY						\$733,281
	118	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Canyon Hills MS Site Canyon Hills MS	Communications & Security
	119	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Canyon Hills MS Site Canyon Hills MS	Communications & Security
	120	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Canyon Hills MS Site Canyon Hills MS	Communications & Security



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
SITE						\$1,011,496
	121	The basketball and tennis courts were deteriorated with moderate cracking throughout.	Repair cracking and recoat basketball and tennis court surfaces.	2	Canyon Hills MS Site Canyon Hills MS	Site
	122	The concrete stairs were deteriorated at the face and treads of the steps.	Replace the concrete stairs and handrails.	2	Canyon Hills MS Site Canyon Hills MS	Site
	123	The pavilion structures were missing the canopy.	Replace the missing canopies.	2	Canyon Hills MS Site Canyon Hills MS	Site
	124	There was longitudinal and transverse cracking throughout the parking lot and there were observed areas with minor potholes and differential settlement.	Repave parking lots.	2	Canyon Hills MS Site Canyon Hills MS	Site
STAIRS						\$1,804
	125	Minor cracks and spalls were observed on four of the risers.	Repair the cracks and spalls on the risers.		Canyon Hills MS B Building Canyon Hills MS	Exterior Stairs
STRUCTURE						\$106,668
	126	A crack was observed in an exposed portion of the foundation at the northeast corner of the building.	Repair crack and monitor annually for future movement.	1	Canyon Hills MS Athletic Building Canyon Hills MS	Structure
	127	The north exterior concrete ramp had a weathered, cracked and patched walking surface.	Resurface the north ramp's walking surface.	1	Canyon Hills MS Main Building Canyon Hills MS	Structure
	128	Evidence of water intrusion was visible at the lower level electrical room near the elevators	Perform a structural evaluation to determine if the source is related to, or had affected the structural integrity of the building.	1	Canyon Hills MS Science Building	Structure

CODE	PRIORITY	TOTAL
1	Must Do: Critical replacements of equipment & systems, replace evaporative cooling systems with refrigerated air, required code, safety & security items. (Life expectancy 0-2 years)	\$4,353,669
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$12,002,699
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$4,352,250
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$5,600,447



EL PASO ISD
it starts with us

Canyon Hills Middle School

DETAIL REPORT

Proposed Work Items

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

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
		FACILITY CONDITION INDEX				
		The Facility Condition Index (FCI) is used throughout the facility assessment industry as a general indicator of building health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Current Replacement Value. As a rule of thumb, an FCI of 0% - 1% is considered New, 2% - 10% is considered Good, 11% - 30% is considered Fair, 31% - 60% is considered Poor, and over 60% is considered Critical.				
		PRIORITY 1 TOTAL				\$4,353,669
		PRIORITY 2 TOTAL				\$12,002,699
		PRIORITY 3 TOTAL				\$4,352,250
		PRIORITY 4 TOTAL				\$5,600,447
		FACILITY CONDITION REPAIR COST				\$26,309,065
		CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)				\$70,938,528
		FACILITY CONDITION INDEX				
						0.37
						POOR