CROCKETT ELEMENTARY

Front Door Image



Physical Address:
3200 Wheeling Avenue
El Paso, Texas 79930

Building Completed: 1919
Optimal Capacity: 792
Building Area: 91,334 SF
Site Acreage: 5.62
Fall 2025 Enrollment: 453

CROCKETT ELEMENTARY

Site Aerial





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Crockett 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	$2,281,223
Priority 2	$3,768,764
Priority 3	$1,371,339
Priority 4	$5,771,719
Priority Totals	$13,193,044

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$1,371,339	$0	$1,371,339
Exterior Enclosure	$0	$2,025,920	$0	$0	$2,025,920
Fire Protection	$0	$0	$0	$5,771,719	$5,771,719
HVAC	$1,602,785	$0	$0	$0	$1,602,785
Interior Construction	$0	$74,717	$0	$0	$74,717
Interior Finishes	$0	$1,157,046	$0	$0	$1,157,046
Plumbing	$0	$426,769	$0	$0	$426,769
Roofing	$0	$0	$0	$0	$0
Safety & Security	$678,438	$0	$0	$0	$678,438
Site	$0	$33,292	$0	$0	$33,292
Stairs	$0	$51,021	$0	$0	$51,021
Structure	$0	$0	$0	$0	$0
Priority Totals	**$2,281,223**	**$3,768,764**	**$1,371,339**	**$5,771,719**	**$13,193,044**

TOTALS P1	**$2,281,223**
TOTALS P1 + P2	**$6,049,987**
TOTALS P1 + P2 + P3	$7,421,326
TOTALS P1 + P2 + P3 + P4	$13,193,044

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$1,371,339**
	1	A significant portion of the electrical distribution system had exceeded or was approaching the end of its expected useful life. Additionally, the electrical service capacity did not meet industry design standards for an elementary school.	Replace the electrical service and associated distribution equipment to meet industry design standards.	3	Crockett ES Main Building Crockett ES	Electrical Distribution	
	2	The panelboards were observed to be Federal Pacific, and while these panelboards were not observed with the problematic "Stab-Lok" breakers, the panels have an increased risk of failure.	Replace the Federal Pacific Electric panelboards.	3	Crockett ES Main Building Crockett ES	Electrical Distribution	
EXTERIOR ENCLOSURE							**$2,025,920**
	3	The exterior doors had exceeded the expected useful life. Daylight was visible between the door and frame of the front glazed doors.	Replace the exterior doors.	2	Crockett ES Main Building Crockett ES	Exterior Doors	
	4	The brick exterior was observed with evidence of prior repairs and repointing. Due to the age of the building it would be recommended to repoint and seal the brick exterior.	Repoint and seal the brick exterior.	2	Crockett ES Main Building Crockett ES	Exterior Walls	
	5	The historic exterior windows were beyond design life. Recent work was completed to repair the windows, but that resulted in moisture and debris collecting between the original exterior windows and the recently installed interior window section.	Continue the repair effort to prevent water collection between the windows and clean the existing debris.	2	Crockett ES Main Building Crockett ES	Exterior Windows	
FIRE PROTECTION							**$5,771,719**
	6	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current standards.	4	Crockett ES Main Building Crockett ES	Fire Protection / Suppression	
HVAC							**$1,602,785**
	7	The air separator in the south mechanical room had moderate corrosion.	Investigate the cause of the corrosion and treat the steel tank to prevent further deterioration.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
	8	The air handlers on the lower roof had exceeded their expected useful lives.	Replace the air handlers.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
	9	The two boilers serving the classroom addition had exceeded their expected useful lives.	Replace the boilers.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	

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		DEFICIENCY	RECOMMENDATION				
	10	The café and classroom additions were cooled by evaporative cooling only. This form of cooling does not meet the District's current standard of refrigerated cooling requirement.	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	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
	11	The rooftop exhaust fans on the lower roof had exceeded or were approaching the end of their expected useful lives.	Replace the exhaust fans.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
	12	The fin tube radiation in the café addition had exceeded its expected useful life.	Replace the fin tube radiation.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
	13	The gas furnace in the café addition had exceeded its expected useful life.	Replace the furnace.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
	14	The heating hot water pumps in the north and south mechanical rooms were corroded and had exceeded their expected useful lives.	Replace the heating hot water pumps.	1	Crockett ES Main Building Crockett ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$74,717**
	15	The doors in the southeast wing had exceeded the expected useful life and required frequent hardware repairs.	Replace the doors in the southeast wing.	2	Crockett ES Main Building Crockett ES	Interior Doors	
INTERIOR FINISHES							**$1,157,046**
	16	The ACT ceiling finish in the southeast wing had exceeded the expected useful life and many tiles were damaged or discolored.	Replace the ACT in the southeast wing.	2	Crockett ES Main Building Crockett ES	Interior Ceiling Finishes	
	17	The VCT floor finish in the southeast wing had exceeded the expected useful life.	Replace the VCT floor finish in the southeast wing.	2	Crockett ES Main Building Crockett ES	Interior Floor Finishes	
	18	The tile wall finish in the southeast wing had exceeded the expected useful life and mismatched tiles were used during repair efforts.	Replace the tile wall finish in the southeast wing.	2	Crockett ES Main Building Crockett ES	Interior Wall Finishes	
PLUMBING							**$426,769**
	19	EPISD facility maintenance staff reported constant issues with the sanitary waste system including above average clogging and aged grease traps.	Investigate and repair the cause of the increased sanitary waste clogging and replace the grease traps.		Crockett ES Main Building Crockett ES	Domestic Water Distribution	
	20	EPISD facility maintenance staff reported one of the PVC domestic water supply lines which runs along Aurora Street from Luna Street needs to be replaced.	Replace the PVC domestic water supply line.	2	Crockett ES Main Building Crockett ES	Domestic Water Distribution	

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		DEFICIENCY	RECOMMENDATION				
	21	The locker rooms located in the northeast section of the basement level had exceeded their expected useful lives. The space was being used for storage and not actively used as locker rooms at the time of assessment.	Renovate the locker rooms to meet current district standards if locker rooms are practical for the campus.	2	Crockett ES Main Building Crockett ES	Plumbing Fixtures	
	22	Three of the single occupant restrooms had exceeded their expected useful lives.	Renovate the single occupant restrooms to meet current district standards.	2	Crockett ES Main Building Crockett ES	Plumbing Fixtures	
	23	A portion of the drinking fountains located throughout the building had exceeded their expected useful lives.	Replace the aged drinking fountains.	2	Crockett ES Main Building Crockett ES	Plumbing Fixtures	
ROOFING							**$0**
SAFETY & SECURITY							**$678,438**
	24	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Crockett ES Site Crockett ES	Communications & Security	
	25	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Crockett ES Site Crockett ES	Communications & Security	
	26	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Crockett ES Site Crockett ES	Communications & Security	
SITE							**$33,292**
	27	The sloped entrances near the original building classrooms were observed with ponding and poor drainage.	Regrade areas of poor drainage.	2	Crockett ES Site Crockett ES	Site	
STAIRS							**$51,021**
	28	The concrete stairs at the northeast corner of the building had cracked and damaged areas of concrete. The stairs originally had offset concrete nosing which was a trip hazard. Previous repairs including patching the concrete to create flush surface but the patches were deteriorated with large sections missing.	Replace the damaged stairs at the northeast corner of the building.	2	Crockett ES Main Building Crockett ES	Exterior Stairs	
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)					$2,281,223
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)					$3,768,764
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)					$1,371,339
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)					$5,771,719

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	$2,281,223
PRIORITY 2 TOTAL	$3,768,764
PRIORITY 3 TOTAL	$1,371,339
PRIORITY 4 TOTAL	$5,771,719
FACILITY CONDITION REPAIR COST	$13,193,044
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	$52,791,052
FACILITY CONDITION INDEX	**0.25**
	FAIR