HERRERA ELEMENTARY

Front Door Image



Physical Address:
350 Coates Drive
El Paso, Texas 79932

Building Completed: 2008
Optimal Capacity: 699
Building Area: 86,275 SF
Site Acreage: 19.11
Fall 2025 Enrollment: 496

HERRERA ELEMENTARY

Site Aerial





EL PASO ISD
it starts with us

Herrera 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	$533,000
Priority 2	$1,341,828
Priority 3	$0
Priority 4	$0
Priority Totals	$1,874,828

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$0	$0	$0
Exterior Enclosure	$0	$0	$0	$0	$0
Fire Protection	$0	$55,599	$0	$0	$55,599
HVAC	$0	$155,076	$0	$0	$155,076
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$126,479	$0	$0	$126,479
Plumbing	$0	$89,432	$0	$0	$89,432
Roofing	$0	$0	$0	$0	$0
Safety & Security	$442,813	$0	$0	$0	$442,813
Site	$0	$915,243	$0	$0	$915,243
Stairs	$0	$0	$0	$0	$0
Structure	$90,188	$0	$0	$0	$90,188
Priority Totals	**$533,000**	**$1,341,828**	**$0**	**$0**	**$1,874,828**

TOTALS P1	**$533,000**
TOTALS P1 + P2	**$1,874,828**
TOTALS P1 + P2 + P3	$1,874,828
TOTALS P1 + P2 + P3 + P4	$1,874,828

EL PASO ISD
it starts with us

Herrera Elementary School

Proposed Work Items

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

DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$0**
EXTERIOR ENCLOSURE							**$0**
FIRE PROTECTION							**$55,599**
	1	The fire alarm control panel was approaching the end of its expected useful life.	Plan to replace the fire alarm control panel.	2	Herrera ES Main Building Herrera ES	Fire Alarm	
HVAC							**$155,076**
	2	Four of the heating hot water and chilled water circulation pumps were approaching the end of their expected useful lives.	Replace the aged circulation pumps.	2	Herrera ES Main Building Herrera ES	Mechanical / HVAC	
	3	The DX refrigeration system serving the walk-in cooler and freezer was approaching the end of its expected useful life.	Replace the DX refrigeration systems.	2	Herrera ES Main Building Herrera ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							**$0**
INTERIOR FINISHES							**$126,479**
	4	Cracked and missing ceramic tile flooring was observed throughout the building.	Replace damaged and missing ceramic tile flooring throughout the building.	2	Herrera ES Main Building Herrera ES	Interior Floor Finishes	
	5	Cracked vinyl composition tile (VCT) was observed in the corridor entrances to classrooms B8-B17, C6-C13 and D7-D16, as well as in the east janitorial closet. The cracks appeared to be due to settlement in the building structure.	Replace the sections of VCT flooring that had been compromised by the movement in the structure.	2	Herrera ES Main Building Herrera ES	Interior Floor Finishes	
PLUMBING							**$89,432**
	6	The water heater was approaching the end of its expected useful life.	Plan to replace the water heater.	2	Herrera ES Main Building Herrera ES	Domestic Water Distribution	
	7	The drinking fountains had exceeded their expected useful lives.	Replace the drinking fountains.	2	Herrera ES Main Building Herrera ES	Plumbing Fixtures	
ROOFING							**$0**
SAFETY & SECURITY							**$442,813**
	8	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Herrera ES Site Herrera ES	Communications & Security	
	9	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Herrera ES Site Herrera ES	Communications & Security	
	10	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Herrera ES Site Herrera ES	Communications & Security	

EL PASO ISD
it starts with us

Herrera Elementary School

Proposed Work Items

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

DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
SITE							**$915,243**
	11	EPISD reported that the site drainage currently leads to neighboring residences. Ad-hoc stop gaps have been implemented to resolve the issue, however the storm water flows over the corner house's retaining wall.	Regrade the site and add a catch basins to direct storm water to the existing drain in southwest corner of the site.	2	Herrera ES Site Herrera ES	Site	
	12	Cracking was observed in the asphalt paved play areas.	Repair the asphalt cracking, sealcoat and restripe the play area.	2	Herrera ES Site Herrera ES	Site	
	13	Cracking and deterioration was observed throughout the asphalt parking and roadways.	Resurface the parking lot and paved play surfaces.	2	Herrera ES Site Herrera ES	Site	
STAIRS							**$0**
STRUCTURE							**$90,188**
	14	Evidence of settlement was observed in the corridor entrances to classrooms B8-B17, C6-C13 and D7-D16, as well as in the east janitorial closet.	Perform a structural assessment of the building to determine the full scope of the potential structural issues.	1	Herrera ES Main Building Herrera ES	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)	**$533,000**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$1,341,828**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$0**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$0**

FACILITY CONDITION INDEX

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

PRIORITY 1 TOTAL	**$533,000**
PRIORITY 2 TOTAL	**$1,341,828**
PRIORITY 3 TOTAL	**$0**
PRIORITY 4 TOTAL	**$0**
FACILITY CONDITION REPAIR COST	**$1,874,828**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$49,866,950**
FACILITY CONDITION INDEX	**0.04**
	GOOD