# WHITE ELEMENTARY

Front Door Image




Physical Address:
4256 Roxbury Drive
El Paso, TX 79922

Building Completed: 1967
Optimal Capacity: 674
Building Area: 91,478 SF
Site Acreage: 19.82
Fall 2025 Enrollment: 395

WHITE ELEMENTARY

Site Aerial





EL PASO ISD
it starts with us

# Zach White Elementary 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* | $2,480,373 |
| *Priority 2* | $5,710,025 |
| *Priority 3* | $3,835,609 |
| *Priority 4* | $6,073,872 |
| Priority Totals | $18,099,880 |

| CATEGORY | PRIORITY 1 | PRIORITY 2 | PRIORITY 3 | PRIORITY 4 | COST |
|---|---|---|---|---|---|
| **Conveying** | $0 | $0 | $0 | $0 | $0 |
| **Electrical** | $0 | $0 | $3,835,609 | $0 | $3,835,609 |
| **Exterior Enclosure** | $0 | $34,345 | $0 | $0 | $34,345 |
| **Fire Protection** | $0 | $0 | $0 | $6,073,872 | $6,073,872 |
| **HVAC** | $1,463,489 | $0 | $0 | $0 | $1,463,489 |
| **Interior Construction** | $0 | $0 | $0 | $0 | $0 |
| **Interior Finishes** | $0 | $902 | $0 | $0 | $902 |
| **Plumbing** | $0 | $2,221,419 | $0 | $0 | $2,221,419 |
| **Roofing** | $0 | $1,847,038 | $0 | $0 | $1,847,038 |
| **Safety & Security** | $922,188 | $0 | $0 | $0 | $922,188 |
| **Site** | $0 | $1,606,321 | $0 | $0 | $1,606,321 |
| **Stairs** | $0 | $0 | $0 | $0 | $0 |
| **Structure** | $94,697 | $0 | $0 | $0 | $94,697 |
| **Priority Totals** | **$2,480,373** | **$5,710,025** | **$3,835,609** | **$6,073,872** | **$18,099,880** |

| | |
|---|---|
| **TOTALS P1** | **$2,480,373** |
| **TOTALS P1 + P2** | **$8,190,398** |
| **TOTALS P1 + P2 + P3** | $12,026,008 |
| **TOTALS P1 + P2 + P3 + P4** | $18,099,880 |

EL PASO ISD
it starts with us

# Zach White Elementary School

## Proposed Work Items

*DETAIL REPORT*

*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 | | | | | | | $0 |
| | | | | | | | |
| ELECTRICAL | | | | | | | $3,835,609 |
| | 1 | The panelboards throughout the facility had exceeded their expected useful life. | Replace the panelboards. | 3 | White ES Main Building White ES | Electrical Distribution | |
| | 2 | The interior and exterior lighting was approaching the end of its expected useful life. | Plan to replace the interior and exterior lighting. | 3 | White ES Gym Building White ES | Lighting | |
| | 3 | The emergency lighting had exceeded its expected useful life. | Install new emergency lighting throughout the building to meet the districts current design standards. | 3 | White ES Main Building White ES | Lighting | |
| | 4 | The exterior lighting had exceeded its expected useful life. | Replace the exterior HID fixtures with energy efficient LED fixtures that meet the districts current design standards. | 3 | White ES Main Building White ES | Lighting | |
| | 5 | The interior lighting had exceeded its expected useful life. | Replace the interior incandescent and fluorescent fixtures with energy efficient LED fixtures that meet the districts current design standards. | 3 | White ES Main Building White ES | Lighting | |
| | | | | | | | |
| EXTERIOR ENCLOSURE | | | | | | | $34,345 |
| | 6 | The surface of the steel exterior fixed ladder was fully rusted. | Remove the surface rust and paint the ladder. | 2 | White ES Gym Building White ES | Exterior Walls | |
| | 7 | Fixed ladder rails did not extend to safe height above parapet for safe transition from ladder to upper roof. | Replace the fixed ladder with one that extends to the proper height above the parapet. | 2 | White ES Main Building White ES | Exterior Walls | |
| | 8 | There were areas of loose and missing ceramic mosaic tiles. | Replace the tile finish on the exterior of the building with a more durable finish. | 2 | White ES Main Building White ES | Exterior Walls | |
| | | | | | | | |
| FIRE PROTECTION | | | | | | | $6,073,872 |
| | 9 | The building did not have a fire suppression system which does not meet the current district design standards. | Install a wet pipe fire sprinkler system including new domestic water service and associated equipment. | 4 | White ES Gym Building White ES | Fire Protection / Suppression | |
| | 10 | The building was not protected by an automatic sprinkler system. | Install an automatic sprinkler system to meet current district and design standards. | 4 | White ES Main Building White ES | Fire Protection / Suppression | |
| | | | | | | | |
| HVAC | | | | | | | $1,463,489 |
| | 11 | The building was primarily cooled by evaporative cooling and, 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. | Replaced 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 BMS. | 1 | White ES Gym Building White ES | Mechanical / HVAC | |
| | 12 | The make up air unit seemed to have a small gas leak, possibly a bad valve. | Inspect unit and find cause of potential leak. | 1 | White ES Main Building White ES | Mechanical / HVAC | |
| | 13 | The air cooled condenser units are approaching their expected design life. | Plan to replace air cooled condensing units. | 1 | White ES Main Building White ES | Mechanical / HVAC | |
| | 14 | The heating hot water, chilled water and condenser water circulation pumps are approaching the end of their expected useful life. | Plan to replace circulation pumps. | 1 | White ES Main Building White ES | Mechanical / HVAC | |

EL PASO ISD
it starts with us

# Zach White Elementary School

## Proposed Work Items

*DETAIL REPORT*

*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 | | | | |
| | 15 | The rooftop exhaust fans were approaching the end of their expected useful life. | Plan to replace the exhaust fans. | 1 | White ES Main Building White ES | Mechanical / HVAC | |
| | 16 | The natural gas boiler has exceeded its expected useful life. | Replace natural gas boiler. | 1 | White ES Main Building White ES | Mechanical / HVAC | |
| | 17 | There was hard water staining at the base of the cooling tower, below the drift eliminators, and the cooling towers were approaching the end of their expected useful life. | Replace the cooling towers. | 1 | White ES Main Building White ES | Mechanical / HVAC | |
| | 18 | The evaporative coolers were observed to be corroded and were approaching the end of their expected useful life. | 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 | White ES Main Building White ES | Mechanical / HVAC | |
| | | | | | | | |
| **INTERIOR CONSTRUCTION** | | | | | | | **$0** |
| | | | | | | | |
| **INTERIOR FINISHES** | | | | | | | **$902** |
| | 19 | Water stained ceiling tiles were observed in the offices. | Replace the stained ceiling tiles throughout the gym. | 2 | White ES Gym Building White ES | Interior Ceiling Finishes | |
| | | | | | | | |
| **PLUMBING** | | | | | | | **$2,221,419** |
| | 20 | The primary domestic water backflow preventer had exceeded its expected useful life | Replace the 2-IN backflow prevention device including associated valves. | 2 | White ES Gym Building White ES | Domestic Water Distribution | |
| | 21 | The water heater had exceeded its expected useful life. | Replace the electric domestic water heater. | 2 | White ES Gym Building White ES | Domestic Water Distribution | |
| | 22 | The domestic water distribution and sanitary waste system had exceeded their expected useful life. | Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation. | 2 | White ES Main Building White ES | Domestic Water Distribution | |
| | 23 | The natural gas boiler has exceeded its expected useful life. | Replace natural gas boiler. | 2 | White ES Main Building White ES | Domestic Water Distribution | |
| | 24 | The primary domestic water backflow preventer had exceeded its expected useful life | Replace the 2-IN backflow prevention device including associated valves. | 2 | White ES Main Building White ES | Domestic Water Distribution | |
| | 25 | Most of the roof drains were partially clogged by vegetative debris and roofing granules. | Clean debris from all roof drains. | 2 | White ES Main Building White ES | Other Plumbing | |
| | 26 | The drinking fountains had exceeded their expected useful life. | Replace the drinking fountains. | 2 | White ES Gym Building White ES | Plumbing Fixtures | |
| | 27 | The plumbing fixtures had exceeded their expected useful life. | Replace the plumbing fixtures throughout the building. | 2 | White ES Main Building White ES | Plumbing Fixtures | |
| | | | | | | | |

EL PASO ISD
it starts with us

# Zach White 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 | | | | |
| **ROOFING** | | | | | | | **$1,847,038** |
| | 28 | The modified bitumen roof covering had moderate cap sheet cracking and degranulation and blisters observed throughout. | Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment. | 2 | White ES Gym Building White ES | Roof | |
| | 29 | The built-up roof had cracked flashing and joint sealant and its aluminum top coating was deteriorated. | Replace the existing built-up roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment. | 2 | White ES Main Building White ES | Roof | |
| | 30 | The roof hatch had a deteriorated painted surface with minor rust corrosion and weak springs. | Replace the roof hatch. | 2 | White ES Main Building White ES | Roof | |
| | | | | | | | |
| **SAFETY & SECURITY** | | | | | | | **$922,188** |
| | 31 | Campus has cameras but can benefit from additional locations. | Provide additional security cameras | 1 | White ES Site White ES | Communications & Security | |
| | 32 | Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements. | Provide chapter 61 compliant signage. | 1 | White ES Site White ES | Communications & Security | |
| | 33 | Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements. | Provide chapter 61 compliant fencing. | 1 | White ES Site White ES | Communications & Security | |
| | | | | | | | |
| **SITE** | | | | | | | **$1,606,321** |
| | 34 | The paint on the canopy edges was pealing, and the canopy had exceeded its design life. | Clean and repaint structure. | 2 | White ES Site White ES | Site | |
| | 35 | Site lighting was not observed at the parking areas. | Install site lighting in conjunction with the replacement of the asphalt parking lots and drive aisles. | 2 | White ES Site White ES | Site | |
| | 36 | The parking lot and aisle were deteriorated and cracking throughout, and had exceeded its design life | Repair major potholes and damaged areas and repave parking lot surface. | 2 | White ES Site White ES | Site | |
| | 37 | The paved play area surface was beyond its expected useful life, and was observed with minor cracking throughout. | Repair minor cracking in play area, reseal surface, and repaint sports court design. | 2 | White ES Site White ES | Site | |
| | 38 | Concrete pathways were observed with moderate deterioration and isolated locations where the concrete was either heaving or settling. Additionally, the pedestrian paving had exceeded its expected useful life. | Repair settled, cracking, and damage pathway sections. | 2 | White ES Site White ES | Site | |
| | 39 | The pavilion is missing its fabric canopy and the structure had exceeded its design life. | Replace missing canopy. | 2 | White ES Site White ES | Site | |
| | 40 | The drainage swales were filling with debris and are likely flooding during rain events. | Clean and regrade drainage swales to ensure proper water flow and prevent flooding. | 2 | White ES Site White ES | Site | |
| | | | | | | | |
| **STAIRS** | | | | | | | **$0** |
| | | | | | | | |

EL PASO ISD
it starts with us

# Zach White Elementary School

## Proposed Work Items

*DETAIL REPORT*

*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 | | | | |
| **STRUCTURE** | | | | | | | **$94,697** |
| | 41 | Due to the spalling on observed on the column, it would be recommended that a structural assessment be performed on the building. | Perform a structural assessment of the building. | 1 | White ES Main Building White ES | Structure | |
| | 42 | A large concrete spall was observed on the top of one precast concrete column outside of classroom 107. Existing repair may not be adequate. | Recommend investigating if repair is structurally adequate and repairing it if it is determined to be inadequate. | 1 | White ES Main Building White 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) | **$2,480,373** |
| 2 | Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years) | **$5,710,025** |
| 3 | Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years) | **$3,835,609** |
| 4 | Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years) | **$6,073,872** |
| | | |

## 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 | **$2,480,373** |
| PRIORITY 2 TOTAL | **$5,710,025** |
| PRIORITY 3 TOTAL | **$3,835,609** |
| PRIORITY 4 TOTAL | **$6,073,872** |
| FACILITY CONDITION REPAIR COST | **$18,099,880** |
| CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS) | **$52,874,284** |

| | |
|---|---|
| **FACILITY CONDITION INDEX** | **0.34** |
| | **FAIR** |