

WESTERN HILLS ELEMENTARY

Front Door Image



Physical Address:
530 Thunderbird Drive
El Paso, Texas 79912

Building Completed: 2006
Optimal Capacity: 606
Building Area: 77,753 SF
Site Acreage: 8.19
Fall 2025 Enrollment: 436

WESTERN HILLS ELEMENTARY

Site Aerial





Western Hills 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	\$597,188
Priority 2	\$2,587,936
Priority 3	\$2,391,067
Priority 4	\$0
Priority Totals	\$5,576,190

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$2,391,067	\$0	\$2,391,067
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$21,066	\$0	\$0	\$21,066
HVAC	\$0	\$1,447,986	\$0	\$0	\$1,447,986
Interior Construction	\$0	\$1,804	\$0	\$0	\$1,804
Interior Finishes	\$0	\$4,031	\$0	\$0	\$4,031
Plumbing	\$0	\$53,451	\$0	\$0	\$53,451
Roofing	\$0	\$789,767	\$0	\$0	\$789,767
Safety & Security	\$597,188	\$0	\$0	\$0	\$597,188
Site	\$0	\$269,832	\$0	\$0	\$269,832
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$597,188	\$2,587,936	\$2,391,067	\$0	\$5,576,190
TOTALS P1					\$597,188
TOTALS P1 + P2					\$3,185,123
TOTALS P1 + P2 + P3					\$5,576,190
TOTALS P1 + P2 + P3 + P4					\$5,576,190



Western Hills Elementary School

DETAIL REPORT

Proposed Work Items

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$2,391,067
	1	The exterior lighting was approaching the end of its expected useful life.	Plan to replace the aged exterior light fixtures.	3	Western Hills ES Main Building Western Hills ES	Lighting
	2	The interior lighting was approaching the end of its expected useful life.	Plan to replace the aged interior light fixtures.	3	Western Hills ES Main Building Western Hills ES	Lighting
EXTERIOR ENCLOSURE						\$0
FIRE PROTECTION						\$21,066
	3	The wet chemical hood fire suppression system was approaching the end of its expected useful life.	Plan to replace the aged wet chemical hood fire suppression system.	2	Western Hills ES Main Building Western Hills ES	Fire Protection / Suppression
HVAC						\$1,447,986
	4	The two chillers were approaching the end of their expected useful life.	Plan to replace the aging chillers.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	5	The air curtain was approaching the end of its expected useful life.	Plan to replace the air curtain.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	6	The heating hot water and chilled water chemical feedwater systems were approaching the end of their expected useful life.	Plan to replace the chemical feedwater systems.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	7	The evaporative coolers were approaching the end of their expected useful life.	Plan to replace the evaporative coolers.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	8	The rooftop exhaust fans were approaching the end of their expected useful life.	Plan to replace the rooftop exhaust fans.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	9	The VFDs were approaching the end of their expected useful life.	Plan to replace the VFDs.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	10	The chilled water circulation pumps had exceeded their expected useful life.	Replace the aged chilled water circulation pumps.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
	11	The heating hot water circulation pumps had exceeded or were approaching the end of their expected useful life.	Replace the heating hot water circulation pumps.	2	Western Hills ES Main Building Western Hills ES	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$1,804
	12	Science classroom 203 had a protruding section of countertop with no cabinet below.	Add cabinetry below the protruding countertop or change the countertop's configuration to remove the hazard.	2	Western Hills ES Main Building Western Hills ES	Interior Specialties
INTERIOR FINISHES						\$4,031
	13	Eight cracked quarry tiles were observed in the kitchen.	Replace the cracked quarry tiles.	2	Western Hills ES Main Building Western Hills ES	Interior Floor Finishes
PLUMBING						\$53,451



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	14	The two domestic water booster pumps were approaching the end of their expected useful life.	Plan to replace the booster pumps.	2	Western Hills ES Main Building Western Hills ES	Domestic Water Distribution
	15	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Western Hills ES Main Building Western Hills ES	Plumbing Fixtures
ROOFING						\$789,767
	16	The modified bitumen roof covering had areas of blisters and cap sheet degranulation throughout	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Western Hills ES Main Building Western Hills ES	Roof
SAFETY & SECURITY						\$597,188
	17	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Western Hills ES Site Western Hills ES	Communications & Security
	18	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Western Hills ES Site Western Hills ES	Communications & Security
	19	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Western Hills ES Site Western Hills ES	Communications & Security
SITE						\$269,832
	20	The large pavilion was missing its fabric shade covering.	Install a new fabric pavilion shade covering.	2	Western Hills ES Site Western Hills ES	Site
	21	The asphalt paving at the sports courts, parking lots, and roadways had minor linear cracking throughout.	Seal the cracks in the asphalt paving.	2	Western Hills ES Site Western Hills ES	Site
STAIRS						\$0
STRUCTURE						\$0

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)	\$597,188
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$2,587,936
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$2,391,067
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	\$597,188
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it starts with us

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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY			RECOMMENDATION	
		PRIORITY 2 TOTAL				\$2,587,936
		PRIORITY 3 TOTAL				\$2,391,067
		PRIORITY 4 TOTAL				\$0
		FACILITY CONDITION REPAIR COST				\$5,576,190
		CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)				\$44,941,234
		FACILITY CONDITION INDEX				0.12
						FAIR