

HARTLEY PK-8

Front Door Image

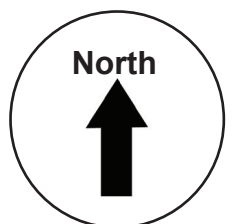


Physical Address:
6201 Hughey Drive
El Paso, TX 79925

Building Completed: 2023
Optimal Capacity: 968
Building Area: 225,871 SF
Site Acreage:
Fall 2025 Enrollment: 1256

HARTLEY PK-8

Site Aerial





EL PASO ISD
it starts with us

Hartley PK8

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$1,494,974
Priority 2	\$2,469,257
Priority 3	\$81,369
Priority 4	\$1,439,471
Priority Totals	\$5,485,071

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4
Conveying	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$81,369	\$0
Exterior Enclosure	\$0	\$443,716	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$1,439,471
HVAC	\$351,928	\$104,028	\$0	\$0
Interior Construction	\$0	\$1,121,855	\$0	\$0
Interior Finishes	\$0	\$503,818	\$0	\$0
Plumbing	\$0	\$92,375	\$0	\$0
Roofing	\$0	\$86,380	\$0	\$0
Safety & Security	\$1,139,531	\$0	\$0	\$0
Site	\$0	\$59,399	\$0	\$0
Stairs	\$0	\$57,688	\$0	\$0
Structure	\$3,515	\$0	\$0	\$0
Priority Totals	\$1,494,974	\$2,469,257	\$81,369	\$1,439,471

TOTALS P1

TOTALS P1 + P2

TOTALS P1 + P2 + P3

TOTALS P1 + P2 + P3 + P4



EL PASO ISD
it starts with us

Hartley PK8

DETAIL REPORT

Proposed Work Items

All costs are shown in 2

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$81,369
	1	The 1953 panelboard in the electrical room had a missing front panel, exposing live bussing.	Replace the front cover of the panelboard.	3	E - Elementary Building Hartley PK8	Electrical Distribution
	2	The 225 AMP panelboard door in the exterior Electrical Room was moderately bent. The 100 AMP panelboard had exceeded its expected useful life.	Replace the panelboard.	3	Site Hartley PK8	Electrical Distribution
EXTERIOR ENCLOSURE						\$443,716
	3	The original 1953 wood and metal doors had exceeded their expected useful life.	Replace the 1953 doors with hollow metal doors.	2	Elementary School	Exterior Doors
	4	The exterior doors had exceeded their expected useful life and one louvered door to the Mechanical & Electrical room had dented louvers.	Replace the exterior doors.	2	G - Main Gym Hartley PK8	Exterior Doors
	5	The exterior manual roll-up door had exceeded its expected useful life, was missing its operation chain, and appeared to not be in use.	Replace the manual metal roll-up door.	2	Fieldhouse Building	Exterior Doors
	6	The exterior hollow metal doors had exceeded their expected useful life.	Replace the hollow metal doors.	2	Fieldhouse Building	Exterior Doors
	7	The exterior window in the basement had exceeded its expected useful life.	Replace the window in the basement.	2	E - Elementary Building Hartley PK8	Exterior Windows
	8	The exterior windows had exceeded their expected useful life.	Replace the exterior windows,	2	G - Main Gym Hartley PK8	Exterior Windows
FIRE PROTECTION						\$1,439,471
	9	Fire suppression has been identified by the district as a critical life safety item; therefore, if it was not installed in the building the condition is to be considered a deficiency.	Install a building fire suppression system.	4	G - Main Gym Hartley PK8	Fire Protection / Suppression
	10	Fire suppression has been identified by the district as a critical life safety item; therefore, if it was not installed in the building the condition is to be considered a deficiency.	Install a building fire suppression system.	4	H - Fieldhouse Hartley PK8	Fire Protection / Suppression
HVAC						\$455,956
	11	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 refrigerant cooling units.	1	E - Elementary Building Hartley PK8	Mechanical / HVAC



Hartley PK8

DETAIL REPORT

Proposed Work Items

All costs are shown in 2

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	12	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 refrigerant cooling units.	1	F - Multi-purpose Building Hartley PK8	Mechanical / HVAC
	13	The evaporative coolers had exceeded their expected useful life.	Replace the evaporative coolers with refrigerant cooling units.	1	G - Main Gym Hartley PK8	Mechanical / HVAC
	14	The evaporative cooler had exceeded its expected useful life.	Replace the evaporative cooler with a refrigerant cooling unit.	1	H - Fieldhouse Hartley PK8	Mechanical / HVAC
	15	The exhaust fans had exceeded their expected useful life.	Replace the exhaust fans.	2	D - Science Classroom Building Hartley PK8	Mechanical / HVAC
	16	The condenser serving the walking in cooler was approaching the end of its expected useful life.	Replace the condenser.	2	E - Elementary Building Hartley PK8	Mechanical / HVAC
	17	The split systems were approaching the end of their expected useful life.	Replace the split systems.	2	E - Elementary Building Hartley PK8	Mechanical / HVAC
	18	The rooftop exhaust fans had exceeded their expected useful life.	Replace the rooftop exhaust fans.	2	H - Fieldhouse Hartley PK8	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$1,121,855
	19	The original 1953 doors had exceeded their expected useful life.	Replace the original 1953 interior doors.	2	E - Elementary Building Hartley PK8	Interior Doors
	20	The 1953 hollow metal doors had exceeded their expected useful life.	Replace the 1953 hollow metal doors.	2	G - Main Gym Hartley PK8	Interior Doors
	21	The interior hollow metal doors had exceeded their expected useful life.	Replace the hollow metal doors.	2	H - Fieldhouse Hartley PK8	Interior Doors
	22	The original casework in the basement was damaged and deteriorated.	Replace the casework in the basement.	2	E - Elementary Building Hartley PK8	Interior Specialties
	23	The lockers had exceeded their expected useful life.	Replace the aged metal lockers.	2	G - Main Gym Hartley PK8	Interior Specialties
	24	The steel toilet and urinal partitions had exceeded their expected useful life.	Replace the toilet and urinal partitions.	2	H - Fieldhouse Hartley PK8	Interior Specialties
	25	The wood casework had exceeded its expected useful life.	Replace the wood casework.	2	H - Fieldhouse Hartley PK8	Interior Specialties
	26	The lockers had exceeded their expected useful life.	Replace the lockers.	2	H - Fieldhouse Hartley PK8	Interior Specialties
	27	The interior windows were aged and had mismatched glazing and deteriorated glazing putty.	Replace the interior windows.	2	G - Main Gym Hartley PK8	Interior Walls
INTERIOR FINISHES						\$503,818
	28	The original 1953 wood plank stage flooring had exceeded its expected useful life.	Replace the wood plank stage flooring		E - Elementary Building Hartley PK8	Interior Floor Finishes
	29	The original porcelain tile floor finishes had exceeded their expected useful life.	Replace the original porcelain tile floor finishes.	2	G - Main Gym Hartley PK8	Interior Floor Finishes



Hartley PK8

DETAIL REPORT

Proposed Work Items

All costs are shown in 2

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	30	The epoxy paint floor finish had excessive wear in traffic areas.	Repaint the epoxy painted floors per the manufacturer's recommended procedures.	2	H - Fieldhouse Hartley PK8	Interior Floor Finishes
	31	The porcelain tile in the boy's restroom had loose, missing, and mismatched tiles.	Remove existing floor tile and retile the boy's restroom.	2	H - Fieldhouse Hartley PK8	Interior Floor Finishes
	32	The original 1953 ceramic tile wall finishes had exceeded their expected useful life.	Replace the original ceramic tile wall finishes.	2	G - Main Gym Hartley PK8	Interior Wall Finishes
	33	The ceramic tile wall finishes were mismatched and had exceeded their expected useful life.	Replace the ceramic tile wall finishes.	2	H - Fieldhouse Hartley PK8	Interior Wall Finishes
PLUMBING						\$92,375
	34	The water heater had exceeded its expected useful life.	Replace the water heater.	2	H - Fieldhouse Hartley PK8	Domestic Water Distribution
	35	The water heater had corrosion around the top of the tank and was approaching the end of its expected useful life.	Replace the water heater	2	H - Fieldhouse Hartley PK8	Domestic Water Distribution
	36	There was moderate corrosion present on the filter of two of the roof drains. One of the roof drains on the east side of the building was damaged.	Clear debris from the roof drains and replace the drain covers.	2	E - Elementary Building Hartley PK8	Other Plumbing
	37	The plumbing fixtures had exceeded their expected useful life.	Replace the plumbing fixtures.	2	D - Science Classroom Building Hartley PK8	Plumbing Fixtures
	38	The water coolers had exceeded their expected useful life.	Replace the water coolers.	2	D - Science Classroom Building Hartley PK8	Plumbing Fixtures
	39	The exterior drinking fountains had exceeded their expected useful life.	Replace the drinking fountains.	2	E - Elementary Building Hartley PK8	Plumbing Fixtures
	40	The water coolers were approaching the end of their expected useful life.	Replace the water coolers.	2	E - Elementary Building Hartley PK8	Plumbing Fixtures
ROOFING						\$86,380
	41	One downspout on the north side of the building was missing its 7ft long lower section which allows rainwater to pour onto the exterior wall at this location.	Replace the missing downspout section.	2	A - Middle School Building Hartley PK8	Roof
	42	The latch on the roof hatch did not work properly and the hatch door was secured with a piece of wire. The hatch was also missing half of its rubber seal, and its surface paint was deteriorated, and minor rust corrosion was present.	Replace the roof hatch latch and rubber seal and repaint the hatch door's exterior surfaces.	2	D - Science Classroom Building Hartley PK8	Roof
	43	The modified bitumen membrane roof had large blisters and moderate surface degranulation.	Replace the existing roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	E - Elementary Building Hartley PK8	Roof
	44	The downspouts had exceeded their expected useful life and one downspout had a missing 3ft lower section.	Replace the downspouts.	2	E - Elementary Building Hartley PK8	Roof



EL PASO ISD
it starts with us

Hartley PK8

DETAIL REPORT

Proposed Work Items

All costs are shown in 2

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	45	The roof hatch's fiberglass guard rail had deteriorated fiberglass rails and a detached swing gate.	Replace the roof hatch guardrail.	2	E - Elementary Building Hartley PK8	Roof
	46	The metal gutters had exceeded their expected useful life.	Replace the metal gutters and downspouts.	2	F - Multi-purpose Building Hartley PK8	Roof
	47	A 3-foot vertical section of metal cap flashing on the wall between Buildings A and E, near the kitchen roof hatch, was found loose and displaced due to missing screws needed for proper attachment.	Install screws to anchor the loose vertical section of metal cap flashing.	2	G - Main Gym Hartley PK8	Roof
	48	The downspouts had exceeded their expected useful life and there was one missing downspout on the north side of the building.	Replace the downspouts.	2	G - Main Gym Hartley PK8	Roof
SAFETY & SECURITY						\$1,139,531
	49	Campus has cameras but can benefit from additional locations.	Provide additional cameras	1	Site Hartley PK8	Communications & Security
	50	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Site Hartley PK8	Communications & Security
	51	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Site Hartley PK8	Communications & Security
SITE						\$59,399
	52	The existing asphalt surfaces were deteriorated.	Replace the deteriorated sections of asphalt.	2	H - Fieldhouse Hartley PK8	Site
	53	The concrete pedestrian pavement was observed with minor surface discoloration and shallow surface deterioration.	Recommend monitoring and future repairs such as surface patching or application of a protective concrete sealer if deterioration progresses.	2	Site Hartley PK8	Site
	54	The site has a shallow drainage swale that lacks a defined outlet or continuation point.	Create a defined outlet or tie the swale into the existing stormwater system to reduce erosion and site drainage.	2	Site Hartley PK8	Site
STAIRS						\$57,688
	55	The concrete stairs to the basement were cracked and spalled and had exposed and corroded reinforcement.	Replace the exterior concrete stairs to the basement.	2	H - Fieldhouse Hartley PK8	Exterior Stairs
STRUCTURE						\$3,515
	56	A large, spalled crack in the floor slab in the basement was observed.	Repair the spalled crack in the basement floor slab.	1	D - Science Classroom Building Hartley PK8	Structure



EL PASO ISD
it starts with us

Hartley PK8

DETAIL REPORT

Proposed Work Items

All costs are shown in 2026 dollars

CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		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)				\$1,494,974
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				\$2,469,257
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				\$81,369
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				\$1,439,471

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	\$1,494,974
PRIORITY 2 TOTAL	\$2,469,257
PRIORITY 3 TOTAL	\$81,369
PRIORITY 4 TOTAL	\$1,439,471
FACILITY CONDITION REPAIR COST	\$5,485,071
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$148,171,376

FACILITY CONDITION INDEX	0.04
	GOOD