HART ELEMENTARY

Front Door Image



Physical Address:
1110 S Park Street
El Paso, Texas 79901

Building Completed: 1954
Optimal Capacity: 596
Building Area: 85,342 SF
Site Acreage: 5.65
Fall 2025 Enrollment: 343

HART ELEMENTARY

Site Aerial





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Hart 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	$556,563
Priority 2	$1,456,944
Priority 3	$0
Priority 4	$0
Priority Totals	$2,013,507

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	$36,444	$0	$0	$36,444
Fire Protection	$0	$0	$0	$0	$0
HVAC	$0	$220,308	$0	$0	$220,308
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$0	$0	$0	$0
Plumbing	$0	$0	$0	$0	$0
Roofing	$0	$951,022	$0	$0	$951,022
Safety & Security	$556,563	$0	$0	$0	$556,563
Site	$0	$249,171	$0	$0	$249,171
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$556,563**	**$1,456,944**	**$0**	**$0**	**$2,013,507**

TOTALS P1	**$556,563**
TOTALS P1 + P2	**$2,013,507**
TOTALS P1 + P2 + P3	$2,013,507
TOTALS P1 + P2 + P3 + P4	$2,013,507

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$0
EXTERIOR ENCLOSURE							$36,444
	1	Four exterior doors had excessively faded surface paint.	Prepare the surfaces and repaint the faded exterior doors with fade resistant paint.	2	Hart ES Main Building	Exterior Doors	
	2	The sun control devices had excessively faded surface paint.	Prepare the surfaces and repaint the sun control devices with fade resistant paint.	2	Hart ES Main Building	Exterior Walls	
FIRE PROTECTION							$0
HVAC							$220,308
	3	The condensing units were approaching the end of their expected useful life.	Replace the condensing units.	2	Hart ES Main Building	Mechanical / HVAC	
	4	The VFD controls were approaching the end of their expected useful life.	Replace the VFDs.	2	Hart ES Main Building	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$0
INTERIOR FINISHES							$0
PLUMBING							$0
ROOFING							$951,022
	5	The modified bitumen roof covering was approaching its expected useful life, had a moderate number of blisters throughout, and facility staff reported roof leaks in the roof over the main entrance vestibule.	Replace the modified bitumen roof covering with a TPO or PVC single-ply membrane roof covering.	2	Hart ES Main Building	Roof	
SAFETY & SECURITY							$556,563
	6	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Hart ES Site	Communications & Security	
	7	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Hart ES Site	Communications & Security	
	8	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Hart ES Site	Communications & Security	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
SITE							**$249,171**
	9	One play area canopy was missing its shade fabric. EPISD staff reported that the fabric canopies are very difficult to maintain.	Replace the fabric shade canopy with a metal canopy structure.	2	Hart ES Site	Site	
	10	The parking lots had moderate amounts of large linear cracking throughout.	Resurface the asphalt parking lots.	2	Hart ES Site	Site	
	11	The asphalt paved play area and sports courts had moderate amounts of linear cracking	Resurface the asphalt play area and sports courts.	2	Hart ES Site	Site	
	12	The roadway in front of the school was observed with moderate amounts of large linear cracking.	Resurface the asphalt roadway.	2	Hart ES Site	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)	**$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