WHITAKER ELEMENTARY

Front Door Image



Physical Address:
4700 Rutherford Drive
El Paso, Texas 79924

Building Completed: 1986
Optimal Capacity: 589
Building Area: 77,662 SF
Site Acreage: 16.14
Fall 2025 Enrollment: 386

WHITAKER ELEMENTARY

Site Aerial





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Whitaker 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	$678,438
Priority 2	$6,584,129
Priority 3	$2,194,305
Priority 4	$0
Priority Totals	$9,456,872

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,194,305	$0	$2,194,305
Exterior Enclosure	$0	$829,947	$0	$0	$829,947
Fire Protection	$0	$1,037,358	$0	$0	$1,037,358
HVAC	$0	$784,317	$0	$0	$784,317
Interior Construction	$0	$0	$0	$0	$0
Interior Finishes	$0	$138,077	$0	$0	$138,077
Plumbing	$0	$468,151	$0	$0	$468,151
Roofing	$0	$1,620,027	$0	$0	$1,620,027
Safety & Security	$678,438	$0	$0	$0	$678,438
Site	$0	$1,706,252	$0	$0	$1,706,252
Stairs	$0	$0	$0	$0	$0
Structure	$0	$0	$0	$0	$0
Priority Totals	**$678,438**	**$6,584,129**	**$2,194,305**	**$0**	**$9,456,872**

TOTALS P1	**$678,438**
TOTALS P1 + P2	**$7,262,567**
TOTALS P1 + P2 + P3	$9,456,872
TOTALS P1 + P2 + P3 + P4	$9,456,872

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							$0
ELECTRICAL							$2,194,305
	1	The original panelboards had exceeded their expected useful lives.	Replace the aged panelboards.	3	Whitaker ES Main Building Whitaker ES	Electrical Distribution	
	2	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Whitaker ES Main Building Whitaker ES	Lighting	
EXTERIOR ENCLOSURE							$829,947
	3	EPISD Facilities Maintenance staff reported that the plexiglass walkways are frequently replaced due to damage and heat issues.	Replace plexiglass wall system with a more suitable system. The replacement does not include for the replacement of the roofing or structure.	2	Whitaker ES Main Building Whitaker ES	Exterior Walls	
	4	The exterior fixed ladders were observed with deteriorated paint and corrosion.	Replace the exterior fixed ladders.	2	Whitaker ES Main Building Whitaker ES	Exterior Walls	
	5	The aluminum frame windows had single pane glazing and had exceeded expected useful life. Additionally, the window security screens had dents and deteriorated painted surfaces.	Replace the aluminum windows and window security screens.	2	Whitaker ES Main Building Whitaker ES	Exterior Windows	
	6	The metal frame storefront systems had exceeded expected useful life and had single pane glazing which has been identified as a deficiency by the district.	Replace the metal frame storefront systems.	2	Whitaker ES Main Building Whitaker ES	Exterior Windows	
FIRE PROTECTION							$1,037,358
	7	The expected useful life of a fire sprinkler head is between 10 and 15 years and it was unclear at the time of the assessment if the heads throughout the building had ever been replaced.	Replace the fire sprinkler heads throughout the building.	2	Whitaker ES Main Building Whitaker ES	Fire Protection / Suppression	
HVAC							$784,317
	8	One of the heating hot water pumps had corrosion on the body and flange of the pump, likely due to a failed seal.	Repair the pump to prevent further damage.	2	Whitaker ES Main Building Whitaker ES	Mechanical / HVAC	
	9	Two of the evaporative coolers appeared to be original to the building and had exceeded their expected useful lives.	Replace the aged evaporative coolers.	2	Whitaker ES Main Building Whitaker ES	Mechanical / HVAC	
	10	The air-cooled chillers and air-cooled condensing unit utilized R22 refrigerant.	Replace the air-cooled chillers and air cooled condensing unit with modern equipment that utilizes a non ozone depleting refrigerant.	2	Whitaker ES Main Building Whitaker ES	Mechanical / HVAC	
	11	The exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans throughout the building.	2	Whitaker ES Main Building Whitaker ES	Mechanical / HVAC	
	12	The make-up air unit serving the kitchen had exceeded its expected useful life.	Replace the make-up air unit sized to match the needs of the kitchen space and use.	2	Whitaker ES Main Building Whitaker ES	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$0

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
INTERIOR FINISHES							**$138,077**
	13	Five suspended acoustical ceiling tiles in the cafetorium had water stains.	Replace the stained suspended acoustical ceiling tiles in the cafetorium.	2	Whitaker ES Main Building Whitaker ES	Interior Ceiling Finishes	
	14	The newer VCT flooring had cracks at floor slab joints and floor slab cracks.	Remove cracked tiles, repair and level the floor slab cracks and install new tiles.	2	Whitaker ES Main Building Whitaker ES	Interior Floor Finishes	
	15	The slip resistance of the rubber tiles had been worn down.	Replace the slip resistant rubber tiles.	2	Whitaker ES Main Building Whitaker ES	Interior Floor Finishes	
PLUMBING							**$468,151**
	16	One of the domestic hot water storage tanks and associated circulating pump were nearing the end of their expected useful lives.	Plan to replace the storage tank and circulating pump prior to failure.	2	Whitaker ES Main Building Whitaker ES	Domestic Water Distribution	
	17	The domestic backflow preventer had exceeded its expected useful life and had an active severe leak.	Replace the domestic backflow preventer.	2	Whitaker ES Main Building Whitaker ES	Domestic Water Distribution	
	18	The majority of the plumbing fixtures throughout the building were either approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures throughout the building.	2	Whitaker ES Main Building Whitaker ES	Plumbing Fixtures	
ROOFING							**$1,620,027**
	19	The four foot square skylights were in fair to poor condition as about half had no damage and the other half had cracks and repaired leaks.	Replace the damaged and leaking skylights.	2	Whitaker ES Main Building Whitaker ES	Roof	
	20	The built-up roofing had a deteriorated surface with exposed fiberglass fibers and multiple patches.	Replace the existing built-up roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Whitaker ES Main Building Whitaker ES	Roof	
	21	The modified bitumen had heavy degranulation of its cap sheet and multiple large patches observed throughout.	Replace the existing modified bitumen roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Whitaker ES Main Building Whitaker ES	Roof	
	22	The roof hatch on northeast roof had broken latch hardware, and the hatch on southwest roof is oriented incorrectly, which makes it difficult to transfer from ladder to roof.	Replace the hardware on the northeast roof hatch, and add an extendable ladder post at the southwest roof hatch.	2	Whitaker ES Main Building Whitaker ES	Roof	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
SAFETY & SECURITY							**$678,438**
	23	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Whitaker ES Site Whitaker ES	Communications & Security	
	24	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Whitaker ES Site Whitaker ES	Communications & Security	
	25	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Whitaker ES Site Whitaker ES	Communications & Security	
SITE							**$1,706,252**
	26	There was no site lighting observed at the parking areas.	Install site lighting to meet site illumination requirements in conjunction with the repaving of the parking and drive areas.	2	Whitaker ES Site Whitaker ES	Site	
	27	EPISD Facilities Maintenance Staff reported significant site drainage issues during large rain events. It was reported that a storm drain project was added on the southeast side of the site.	Investigate remaining site drainage issues and regrade and/or add appropriate drainage where necessary.	2	Whitaker ES Site Whitaker ES	Site	
	28	The sidewalks had exceeded their expected useful life and had minor cracking.	Repair cracked and damaged portions of concrete walkways.	2	Whitaker ES Site Whitaker ES	Site	
	29	Roadways had longitudinal and transverse cracking throughout. The paving had exceeded its expected useful life.	Repair minor cracking and reseal site roadways.	2	Whitaker ES Site Whitaker ES	Site	
	30	There were potholes and patched areas observed at the main parking lot, and there was cracking throughout the asphalt paved surfaces. Additionally, the paving had exceeded its expected useful life.	Replace the asphalt paving throughout the parking lots.	2	Whitaker ES Site Whitaker ES	Site	
	31	The paved surface had cracked and had vegetation growing in areas. The paving had exceeded its expected useful life.	Repave sports courts and play areas.	2	Whitaker ES Site Whitaker 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)	**$678,438**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$6,584,129**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$2,194,305**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$0**

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				

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	**$678,438**
PRIORITY 2 TOTAL	**$6,584,129**
PRIORITY 3 TOTAL	**$2,194,305**
PRIORITY 4 TOTAL	**$0**
FACILITY CONDITION REPAIR COST	**$9,456,872**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$44,888,636**
FACILITY CONDITION INDEX	**0.21**
	FAIR