HAWKINS ELEMENTARY

Front Door Image



Physical Address:
5816 Stephenson Avenue
El Paso, Texas 79905

Building Completed: 1941
Optimal Capacity: 467
Building Area: 51.087 SF
Site Acreage: 6.11
Fall 2025 Enrollment: 256

HAWKINS ELEMENTARY

Site Aerial





EL PASO ISD
it starts with us

Hawkins 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	$2,587,821
Priority 2	$7,973,628
Priority 3	$2,317,741
Priority 4	$4,282,041
Priority Totals	$17,161,232

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$2,317,741	$0	$2,317,741
Exterior Enclosure	$0	$2,590,584	$0	$0	$2,590,584
Fire Protection	$0	$131,557	$0	$4,282,041	$4,413,598
HVAC	$1,941,071	$0	$0	$0	$1,941,071
Interior Construction	$0	$357,337	$0	$0	$357,337
Interior Finishes	$0	$1,473,016	$0	$0	$1,473,016
Plumbing	$0	$1,687,938	$0	$0	$1,687,938
Roofing	$0	$1,224,794	$0	$0	$1,224,794
Safety & Security	$556,563	$0	$0	$0	$556,563
Site	$0	$362,777	$0	$0	$362,777
Stairs	$0	$0	$0	$0	$0
Structure	$90,188	$145,626	$0	$0	$235,813
Priority Totals	**$2,587,821**	**$7,973,628**	**$2,317,741**	**$4,282,041**	**$17,161,232**

TOTALS P1	**$2,587,821**
TOTALS P1 + P2	**$10,561,450**
TOTALS P1 + P2 + P3	$12,879,191
TOTALS P1 + P2 + P3 + P4	$17,161,232

EL PASO ISD
it starts with us

Hawkins 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				
CONVEYING							$0
ELECTRICAL							$2,317,741
	1	The majority of the electrical distribution system was original to the facility's construction and had exceeded its expected useful life.	Replace the electrical service and associated distribution equipment.	3	Hawkins ES Cafeteria Building Hawkins ES	Electrical Distribution	
	2	The panelboard and transformer in the mechanical room had exceeded their expected useful lives and were manufactured by Federal Pacific Electric.	Replace the aged portions of the electrical distribution system.	3	Hawkins ES Classroom Addition Hawkins ES	Electrical Distribution	
	3	The majority of the electrical distribution system was original to the facility's construction and had exceeded its expected useful life. A portion of the system was manufactured by Federal Pacific Electric, which has a higher risk of failure. Additionally, the electrical service capacity did not meet industry design standards for an elementary school.	Replace the electrical service and associated distribution equipment to meet industry design standards.	3	Hawkins ES Main Building Hawkins ES	Electrical Distribution	
	4	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Hawkins ES Cafeteria Building Hawkins ES	Lighting	
	5	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Hawkins ES Cafeteria Building Hawkins ES	Lighting	
	6	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Hawkins ES Classroom Addition Hawkins ES	Lighting	
	7	The interior lighting had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Hawkins ES Classroom Addition Hawkins ES	Lighting	
	8	The exterior lighting had exceeded its expected useful life.	Replace the exterior lighting with LED fixtures.	3	Hawkins ES Main Building Hawkins ES	Lighting	
	9	The interior lighting, with the exception of the new LED fixtures, had exceeded its expected useful life.	Replace the interior lighting with LED fixtures.	3	Hawkins ES Main Building Hawkins ES	Lighting	
EXTERIOR ENCLOSURE							$2,590,584
	10	The metal doors had exceeded their expected useful life and several doors had daylight visible at the threshold.	Replace the exterior metal doors.	2	Hawkins ES Main Building Hawkins ES	Exterior Doors	
	11	There was minor deterioration of the brick veneer and there were areas of previous repairs. Additionally, the brick exterior was aged and required preventative maintenance.	Repoint and seal the brick veneer.	2	Hawkins ES Cafeteria Building Hawkins ES	Exterior Walls	
	12	There was minor deterioration of the brick veneer and there were areas of previous repairs. Additionally, the brick exterior was aged and required preventative maintenance.	Repoint and seal the brick veneer.	2	Hawkins ES Classroom Addition Hawkins ES	Exterior Walls	

EL PASO ISD
it starts with us

Hawkins 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				
	13	The brick walls had isolated areas of minor cracking and damage to the mortar joints.	Repoint and seal the exterior brick and repair isolated areas of cracking.	2	Hawkins ES Main Building Hawkins ES	Exterior Walls	
	14	The single pane windows were deteriorated, and had exceeded their expected useful life.	Replace the exterior windows.	2	Hawkins ES Cafeteria Building Hawkins ES	Exterior Windows	
	15	The single pane windows were deteriorated, and had exceeded their expected useful life and were deteriorated.	Replace the exterior windows.	2	Hawkins ES Classroom Addition Hawkins ES	Exterior Windows	
	16	The single pane windows were deteriorated, and had exceeded their expected useful life.	Replace the exterior windows.	2	Hawkins ES Main Building Hawkins ES	Exterior Windows	
FIRE PROTECTION							$4,413,598
	17	EPISD staff stated the fire alarm devices were not original to the facility's construction, but were aged and in need of replacement.	Replace the fire alarm devices.	2	Hawkins ES Cafeteria Building Hawkins ES	Fire Alarm	
	18	EPISD staff stated the fire alarm devices are not original to the facility but are in need of replacement.	Replace the fire alarm devices throughout the building.	2	Hawkins ES Main Building Hawkins ES	Fire Alarm	
	19	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Hawkins ES Cafeteria Building Hawkins ES	Fire Protection / Suppression	
	20	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Hawkins ES Classroom Addition Hawkins ES	Fire Protection / Suppression	
	21	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Hawkins ES Main Building Hawkins ES	Fire Protection / Suppression	
HVAC							$1,941,071
	22	The heating hot water pump had moderate corrosion.	Investigate the cause of the corrosion and treat the pump to prevent further deterioration.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	23	The heating hot water air separator had severe corrosion.	Investigate the cause of the corrosion and treat the steel tank to prevent further deterioration.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	24	The chemical feedwater tank was approaching the end of its expected useful life.	Plan to replace the chemical feedwater tank.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	25	The DDC controls were approaching the end of their expected useful life.	Plan to replace the controls.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	26	The air curtain had exceeded its expected useful life.	Replace the air curtain.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	27	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. The evaporative coolers were corroded and had exceeded 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	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	28	The roof exhaust fans had exceeded their expected useful lives.	Replace the exhaust fans.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	

EL PASO ISD
it starts with us

Hawkins 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				
	29	The fan coil units had exceeded their expected useful lives.	Replace the fan coil units.	1	Hawkins ES Cafeteria Building Hawkins ES	Mechanical / HVAC	
	30	The boiler had exceeded its expected useful life.	Replace the boiler.	1	Hawkins ES Classroom Addition Hawkins ES	Mechanical / HVAC	
	31	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. Additionally, the evaporative coolers had exceeded 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	Hawkins ES Classroom Addition Hawkins ES	Mechanical / HVAC	
	32	The roof exhaust fan had exceeded its expected useful life.	Replace the exhaust fan.	1	Hawkins ES Classroom Addition Hawkins ES	Mechanical / HVAC	
	33	The expansion tank had exceeded its expected useful life.	Replace the expansion tank.	1	Hawkins ES Classroom Addition Hawkins ES	Mechanical / HVAC	
	34	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Hawkins ES Classroom Addition Hawkins ES	Mechanical / HVAC	
	35	The heating hot water pump had exceeded its expected useful life.	Replace the heating hot water pump.	1	Hawkins ES Classroom Addition Hawkins ES	Mechanical / HVAC	
	36	The boiler on the north exterior of the building was approaching the end of its expected useful life.	Plan to replace the boiler.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	37	The chemical feedwater tanks were approaching the end of its expected useful life.	Plan to replace the chemical feedwater tanks.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	38	The DDC controls were approaching the end of their expected useful life.	Replace the controls.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	39	The building was conditioned by evaporative cooling only. This form of cooling does not meet the District's current standard of refrigerated cooling requirement. Some evaporative coolers were corroded and had exceeded 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	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	40	The rooftop exhaust fans had exceeded or were approaching the end of their expected useful life.	Replace the exhaust fans.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	41	The fan coil units throughout the main building had exceeded their expected useful life.	Replace the fan coil units.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	42	The fin tube radiation had exceeded its expected useful life.	Replace the fin tube radiation.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	
	43	Pumps P-1 and P-1A were corroded and approaching the end of their expected useful life.	Replace the pumps.	1	Hawkins ES Main Building Hawkins ES	Mechanical / HVAC	

EL PASO ISD
it starts with us

Hawkins 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				
INTERIOR CONSTRUCTION							**$357,337**
	44	The casework in the classrooms had exceeded expected useful life.	Replace the casework in the classrooms.	2	Hawkins ES Classroom Addition Hawkins ES	Interior Specialties	
	45	The water closet and urinal partitions had corrosion near the bottom and had exceeded their expected useful life.	Replace the water closet and urinal partitions throughout.	2	Hawkins ES Main Building Hawkins ES	Interior Specialties	
INTERIOR FINISHES							**$1,473,016**
	46	The ceiling tile had displaced, stained, and damaged tiles throughout; and had exceeded its expected useful life and had displaced, stained, and damaged tiles.	Replace the suspended acoustic ceiling tile system.	2	Hawkins ES Cafeteria Building Hawkins ES	Interior Ceiling Finishes	
	47	The ceiling tile throughout had exceeded its expected useful life and had isolated areas of displaced, stained, and damaged tiles.	Replace the suspended acoustic ceiling tile system.	2	Hawkins ES Classroom Addition Hawkins ES	Interior Ceiling Finishes	
	48	The ACT throughout showed signs of water intrusion such as stains. The tile throughout had areas of damage and discoloration.	Replace stained and deteriorated ceiling tiles.	2	Hawkins ES Main Building Hawkins ES	Interior Ceiling Finishes	
	49	The resilient sheet flooring in the cafeteria had areas of damage, staining, cracking, and evidence of past repairs.	Replace the floor finish in the cafeteria with VCT.	2	Hawkins ES Cafeteria Building Hawkins ES	Interior Floor Finishes	
	50	The tile flooring had exceeded its expected useful life and there were areas of damaged and patched tile.	Replace the ceramic tile flooring throughout the building.	2	Hawkins ES Classroom Addition Hawkins ES	Interior Floor Finishes	
	51	The VCT had areas of damage, staining, cracking, and evidence of past repairs, and had exceeded expected useful life.	Replace the VCT flooring throughout.	2	Hawkins ES Classroom Addition Hawkins ES	Interior Floor Finishes	
	52	The ceramic tile in the restrooms and custodial rooms had exceeded its expected useful service life.	Replace the ceramic tile in the restrooms and custodial rooms.	2	Hawkins ES Main Building Hawkins ES	Interior Floor Finishes	
	53	The VCT throughout had areas of damage, staining, cracking, and evidence of past repairs.	Replace the VCT flooring throughout.	2	Hawkins ES Main Building Hawkins ES	Interior Floor Finishes	
	54	The tile wall finish in the kitchen and restroom had areas of cracked and damaged tiles. Additionally, the tile wall finish had exceeded its expected useful life.	Replace the tile wall finish.	2	Hawkins ES Cafeteria Building Hawkins ES	Interior Wall Finishes	
	55	The tile wall finish in the corridor had exceeded its expected useful life.	Replace the wall tile in the corridor.	2	Hawkins ES Classroom Addition Hawkins ES	Interior Wall Finishes	
	56	The ceramic tile wall finish in the restrooms had exceeded its expected useful life.	Replace the ceramic tile wall finishes throughout the building.	2	Hawkins ES Main Building Hawkins ES	Interior Wall Finishes	

EL PASO ISD
it starts with us

Hawkins 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				
PLUMBING							$1,687,938
	57	The domestic water boiler was approaching the end of its expected useful life.	Plan to replace the boiler.	2	Hawkins ES Cafeteria Building Hawkins ES	Domestic Water Distribution	
	58	The domestic water distribution and sanitary waste piping were original to the facility's construction. The systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation	2	Hawkins ES Cafeteria Building Hawkins ES	Domestic Water Distribution	
	59	The domestic water distribution and sanitary waste piping were original to the facility's construction. The systems had exceeded their expected useful lives.	Plan to replace the domestic water distribution and sanitary waste systems during the building's next major renovation	2	Hawkins ES Classroom Addition Hawkins ES	Domestic Water Distribution	
	60	The water heater had corrosion around its base and had exceeded its expected useful life. The supply line valve was closed at the time of the assessment.	Replace the water heater if hot water needs to be restored to the building.	2	Hawkins ES Classroom Addition Hawkins ES	Domestic Water Distribution	
	61	The domestic water heater was approaching the end of its expected useful life.	Replace the domestic water heater(s).	2	Hawkins ES Gym Building	Domestic Water Distribution	
	62	The domestic water distribution and sanitary waste cast iron piping were original to the facility's construction.	Plan to replace piping during next major building renovation. Cost includes pricing for piping only.	2	Hawkins ES Main Building Hawkins ES	Domestic Water Distribution	
	63	The backflow preventer had exceeded its expected useful life.	Replace the backflow preventer.	2	Hawkins ES Main Building Hawkins ES	Domestic Water Distribution	
	64	The sump pump in the basement mechanical room was corroded and had exceeded its expected useful life.	Replace the sump pump.	2	Hawkins ES Main Building Hawkins ES	Domestic Water Distribution	
	65	Missing strainers and minor clogging was observed at the time of the assessment.	Clean debris from roof drains and reattach the roof drain strainers to prevent ponding and roof deterioration.	2	Hawkins ES Cafeteria Building Hawkins ES	Other Plumbing	
	66	The plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures throughout the building.	2	Hawkins ES Cafeteria Building Hawkins ES	Plumbing Fixtures	
	67	The kitchen sink was corroded and the plumbing fixtures throughout the building had exceeded their expected useful lives.	Replace the plumbing fixtures throughout the building.	2	Hawkins ES Classroom Addition Hawkins ES	Plumbing Fixtures	
	68	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Hawkins ES Gym Building	Plumbing Fixtures	
	69	The mop sink was moderately corroded over 20% of its surface.	Replace the mop sink.	2	Hawkins ES Gym Building	Plumbing Fixtures	
	70	The exterior drinking fountains were noted as not being in use and all of the plumbing fixtures throughout the facility had exceeded their expected useful lives.	Replace the plumbing fixtures throughout the building.	2	Hawkins ES Main Building Hawkins ES	Plumbing Fixtures	

EL PASO ISD
it starts with us

Hawkins 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							**$1,224,794**
	71	The roof hatch had weathered paint and minor corrosion.	Clean and paint the roof hatch.	2	Hawkins ES Cafeteria Building Hawkins ES	Roof	
	72	The roof covering had exceeded its expected useful life and was in poor condition. There was alligator cracking and the top coat had widespread peeling.	Replace the roof covering.	2	Hawkins ES Cafeteria Building Hawkins ES	Roof	
	73	The roof covering had exceeded its expected useful life and was in poor condition. EPISD staff reported that the roof had ongoing leaks.	Replace the roof covering.	2	Hawkins ES Classroom Addition Hawkins ES	Roof	
	74	The roof covering had minor deterioration and wear throughout.	Make minor repairs to the roof system including the roof covering, insulation, and flashing at rooftop equipment and parapet walls.	2	Hawkins ES Gym Building	Roof	
	75	The downspouts had minor corrosion, especially at joints.	Replace the corroded sections of downspouts. Clean and paint the remaining to prevent further deterioration.	2	Hawkins ES Gym Building	Roof	
	76	The roof hatch had weathered paint and minor corrosion.	Repaint the roof hatch.	2	Hawkins ES Main Building Hawkins ES	Roof	
	77	The roof covering had exceeded its expected useful life and was in poor condition. EPISD facility staff reported ongoing roof leaks. The roof surface was aged with degranulation and displaced ballast, widespread blistering, cracking of the cap sheet and evidence of past repairs.	Replace the roof covering throughout.	2	Hawkins ES Main Building Hawkins ES	Roof	
SAFETY & SECURITY							**$556,563**
	78	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Hawkins ES Site Hawkins ES	Communications & Security	
	79	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Hawkins ES Site Hawkins ES	Communications & Security	
	80	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Hawkins ES Site Hawkins ES	Communications & Security	
SITE							**$362,777**
	81	Deterioration and cracking were observed in the concrete pedestrian walkways.	Repair damaged sections of pedestrian pathways.	2	Hawkins ES Site Hawkins ES	Site	
	82	Moderate cracking was observed throughout the paved surfaces.	Repave the asphalt parking lot.	2	Hawkins ES Site Hawkins ES	Site	
STAIRS							**$0**

EL PASO ISD
it starts with us

Hawkins 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				
STRUCTURE							**$235,813**
	83	EPISD staff reported that there was known settlement of the structure at the Northeast corner of the building.	Complete a structural assessment of the building to determine the extent of the damage and potential corrective action.	1	Hawkins ES Main Building Hawkins ES	Structure	
	84	There were observed deficiencies with the metal roof deck; however, it would be recommended that an allowance be carried for replacement of compromised or corroded sections of decking.	Carry an allowance to replace 35% of the metal decking at the time of the roof covering replacement.	2	Hawkins ES Cafeteria Building Hawkins 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)	**$2,587,821**
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	**$7,973,628**
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	**$2,317,741**
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	**$4,282,041**

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	**$2,587,821**
PRIORITY 2 TOTAL	**$7,973,628**
PRIORITY 3 TOTAL	**$2,317,741**
PRIORITY 4 TOTAL	**$4,282,041**
FACILITY CONDITION REPAIR COST	**$17,161,232**
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	**$29,528,286**

FACILITY CONDITION INDEX	**0.58**
	POOR