HILLSIDE ELEMENTARY

Front Door Image



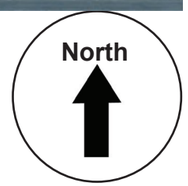
Physical Address:
4500 Clifton Avenue
El Paso, Texas 79903

Building Completed: 1949
Optimal Capacity: 760
Building Area: 66,985 SF
Site Acreage: 5.64
Fall 2025 Enrollment: 348

HILLSIDE ELEMENTARY

Site Aerial





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Hillside 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	$3,050,577
Priority 2	$10,561,568
Priority 3	$1,987,907
Priority 4	$4,542,449
Priority Totals	$20,142,501

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$0	$0	$0
Electrical	$0	$0	$1,987,907	$0	$1,987,907
Exterior Enclosure	$0	$2,829,678	$0	$0	$2,829,678
Fire Protection	$0	$55,599	$0	$4,542,449	$4,598,047
HVAC	$2,423,957	$0	$0	$0	$2,423,957
Interior Construction	$0	$902	$0	$0	$902
Interior Finishes	$0	$1,385,854	$0	$0	$1,385,854
Plumbing	$0	$1,637,758	$0	$0	$1,637,758
Roofing	$0	$1,276,940	$0	$0	$1,276,940
Safety & Security	$572,813	$0	$0	$0	$572,813
Site	$0	$829,413	$0	$0	$829,413
Stairs	$0	$902	$0	$0	$902
Structure	$53,808	$2,544,523	$0	$0	$2,598,331
Priority Totals	**$3,050,577**	**$10,561,568**	**$1,987,907**	**$4,542,449**	**$20,142,501**

TOTALS P1	**$3,050,577**
TOTALS P1 + P2	**$13,612,145**
TOTALS P1 + P2 + P3	$15,600,052
TOTALS P1 + P2 + P3 + P4	$20,142,501

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Proposed Work Items

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
CONVEYING							**$0**
ELECTRICAL							**$1,987,907**
	1	The electrical infrastructure serving the main building was largely original to the facility's construction, inclusive of Federal Pacific Electric equipment, and had exceeded its expected useful life. Additionally, the electrical service capacity did not meet industry design standards for a middle school.	Replace the electrical service and associated distribution equipment to meet industry design standards.	2	Hillside ES Main Building Hillside ES	Electrical Distribution	
	2	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting with LED fixtures.	2	Hillside ES Gym Building Hillside ES	Lighting	
	3	A portion of the exterior fluorescent lighting had exceeded its expected useful life.	Replace the aged exterior lighting with LED fixtures.	2	Hillside ES Main Building Hillside ES	Lighting	
	4	A portion of the interior fluorescent lighting had exceeded its expected useful life.	Replace the aged interior lighting with LED fixtures.	2	Hillside ES Main Building Hillside ES	Lighting	
EXTERIOR ENCLOSURE							**$2,829,678**
	5	The brick exterior had minor areas of deteriorated grout.	Due to the age of the building and condition, it is recommended that the exterior brick be repointed and a sealant applied.	2	Hillside ES Main Building Hillside ES	Exterior Walls	
	6	The exterior ladders had loose anchor bolts.	Install appropriate ladder anchor bolts and tighten all ladder bolts.	2	Hillside ES Main Building Hillside ES	Exterior Walls	
	7	Several broken and mismatched glass blocks on classroom wing walls.	Replace all of the glass blocks for a uniform aesthetic appearance.	2	Hillside ES Main Building Hillside ES	Exterior Walls	
	8	The awnings were bent and broken and had deteriorated surfaces.	Replace the aluminum awnings on the classroom wing walls.	2	Hillside ES Main Building Hillside ES	Exterior Walls	
	9	All of the windows and storefronts were aged and the metal frame windows along the south wall of the north classroom wing had deteriorated sealant, multiple layers of paint, and the operable panes no longer open. All of the windows and storefronts had single pane glazing which has been identified as a deficiency by the district.	Replace all aged exterior windows and storefronts with new aluminum framed units with double pane insulated glazing.	2	Hillside ES Main Building Hillside ES	Exterior Windows	

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DETAIL REPORT

CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
FIRE PROTECTION							**$4,598,047**
	10	The fire alarm control panel was approaching the end of its expected useful life.	Plan to replace the fire alarm control panel.	2	Hillside ES Main Building Hillside ES	Fire Alarm	
	11	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Hillside ES Gym Building Hillside ES	Fire Protection / Suppression	
	12	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Hillside ES Main Building Hillside ES	Fire Protection / Suppression	
HVAC							**$2,423,957**
	13	The building utilizes evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Hillside ES Gym Building Hillside ES	Mechanical / HVAC	
	14	The four heat recovery units were approaching the end of their expected useful life.	Plan to replace the heat recovery units.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	15	A section of duct was observed to be damaged at HRU-2.	Repair the damaged duct.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	16	The fan coil units throughout the school had exceeded their expected useful life.	Replace the 2-pipe fan coil units or integrate heating in to the rooftop units for proper building conditioning.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	17	The baseboard fin tube radiation heating appeared to have exceeded its expected useful life.	Replace the baseboard heating system throughout the school.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	18	The building utilizes evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards.	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	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	19	The rooftop exhaust fans were either approaching or had exceeded their expected useful life, and one exhaust fan was observed to not be functional.	Replace the exhaust fans throughout the building.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	20	The 2,460-MBH boiler had exceeded its expected useful life.	Replace the heating hot water boiler.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	21	The heating hot water pumps had exceeded their expected useful life.	Replace the heating hot water pumps including necessary controls and pipe connection components.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	
	22	A single hydronic unit heater was observed at the school which had exceeded its expected useful life.	Replace the unit heater if it is deemed necessary after completing system-wide upgrades.	1	Hillside ES Main Building Hillside ES	Mechanical / HVAC	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION: DEFICIENCY	ITEM DESCRIPTION: RECOMMENDATION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
INTERIOR CONSTRUCTION							**$902**
	23	The door to the janitor room was misaligned and would not close properly.	Realign door to close properly.	2	Hillside ES Gym Building Hillside ES	Interior Doors	
INTERIOR FINISHES							**$1,385,854**
	24	Water stains on several suspended ceiling tiles in the offices.	Replace all stained acoustical tiles with new tiles to maintain a uniform aesthetic appearance in all affected spaces.	2	Hillside ES Gym Building Hillside ES	Interior Ceiling Finishes	
	25	The aged glue-on acoustical ceiling tile system had many dirty, loose, missing, and mismatched tiles.	Replace all glue-on acoustical tiles with a new tile system to maintain a uniform aesthetic appearance in all affected spaces.	2	Hillside ES Main Building Hillside ES	Interior Ceiling Finishes	
	26	Several of the newer suspended acoustic tiles had sagging tiles in corridors and water stained tiles were observed in the south classroom wing.	Replace all stained and sagging suspended acoustical tiles with new tiles to maintain a uniform aesthetic appearance in all affected spaces.	2	Hillside ES Main Building Hillside ES	Interior Ceiling Finishes	
	27	Due to the building age it has been assumed that some of the building components may contain hazardous materials that would require abatement.	Prior to performing any renovation work, it is recommended that a professional firm be contracted to perform a hazardous materials survey.	2	Hillside ES Main Building Hillside ES	Interior Floor Finishes	
	28	Worn finish and scratches on the stage wood plank flooring.	Sand and refinish the wood plank flooring on the stage.	2	Hillside ES Main Building Hillside ES	Interior Floor Finishes	
	29	Ceramic tile wall finishes were beyond their expected useful life. The tile in the cafeteria requires reoccurring maintenance.	Remove ceramic wall tiles in the cafetorium, and replace with new to meet current District materials and standards.	2	Hillside ES Main Building Hillside ES	Interior Wall Finishes	
PLUMBING							**$1,637,758**
	30	The domestic water distribution and sanitary waste system 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	Hillside ES Main Building Hillside ES	Domestic Water Distribution	
	31	The domestic hot water circulating pump had exceeded its expected useful life.	Replace the domestic hot water circulating pump.	2	Hillside ES Main Building Hillside ES	Domestic Water Distribution	
	32	The domestic water boiler had exceeded its expected useful life.	Replace the domestic water boiler.	2	Hillside ES Main Building Hillside ES	Domestic Water Distribution	
ROOFING							**$1,276,940**
	33	The roof was inaccessible at the time of the assessment due to the lack of a fixed ladder.	Add roof access to the building.	2	Hillside ES Gym Building Hillside ES	Roof	
	34	Water stains were observed in the offices, janitor room and boys restroom.	Replace the existing modified bitumen roof system on the lower roof with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Hillside ES Gym Building Hillside ES	Roof	
	35	The built-up roof system was aged and had deteriorated surfaces and leak stains were observed on interior ceilings.	Replace the existing built-up roof system with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Hillside ES Main Building Hillside ES	Roof	

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
	36	The modified bitumen roof system had some silt and staining evidence of ponding on the flat section of roof over the main corridor	Replace the existing modified bitumen roof system on the low slope roof with a single-ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Hillside ES Main Building Hillside ES	Roof	
SAFETY & SECURITY							**$572,813**
	37	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Hillside ES Site Hillside ES	Communications & Security	
	38	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Hillside ES Site Hillside ES	Communications & Security	
	39	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Hillside ES Site Hillside ES	Communications & Security	
SITE							**$829,413**
	40	The wrought iron fencing had moderate to severe corrosion. Fencing was beyond its expected useful life.	Clean surface, and paint or recoat surface.	2	Hillside ES Site Hillside ES	Site	
	41	The sidewalk had minor deterioration due to water runoff.	Install proper drainage near pedestrian pathways. Clean existing pathways.	2	Hillside ES Site Hillside ES	Site	
	42	Site lighting was not observed at the parking areas.	Install site lighting.	2	Hillside ES Site Hillside ES	Site	
	43	The wooden shade structure had significant dry rot.	Replace the pavilion structure.	2	Hillside ES Site Hillside ES	Site	
	44	The paved play surfaces and sports courts were cracked and deteriorated throughout.	Repave play surfaces and sports courts.	2	Hillside ES Site Hillside ES	Site	
STAIRS							**$902**
	45	Minor cracking of the mortar joints observed.	Repoint cracked mortar joints.	2	Hillside ES Main Building Hillside ES	Exterior Stairs	
STRUCTURE							**$2,598,331**
	46	Cracks, spalls, and exposed rebar observed on the north side of the middle classroom wing.	Repair cracks and spalls on exposed areas of the foundation.	1	Hillside ES Main Building Hillside ES	Structure	
	47	The exterior concrete ramp had a deteriorated and cracked concrete surface on the bottom ten feet of the ramp.	Replace the concrete ramp to ensure level.	1	Hillside ES Main Building Hillside ES	Structure	

TOTAL

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CATEGORY	ITEM NO.	ITEM DESCRIPTION		PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION				
							$3,050,577

CODE	PRIORITY	
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)	$10,561,568
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$1,987,907
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	$4,542,449
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	

FACILITY CONDITION INDEX	
	$3,050,577
PRIORITY 1 TOTAL	$10,561,568
PRIORITY 2 TOTAL	$1,987,907
PRIORITY 3 TOTAL	$4,542,449
PRIORITY 4 TOTAL	$20,142,501
FACILITY CONDITION REPAIR COST	$38,717,330
	0.52
FACILITY CONDITION INDEX	**POOR**