

MAGOFFIN MIDDLE

Front Door Image

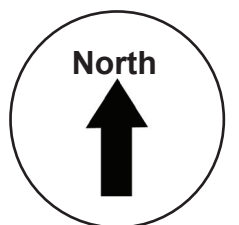


Physical Address:
4931 Hercules Ave
El Paso, Texas 79904

Building Completed: 1956
Optimal Capacity: 1,256
Building Area: 116,136 SF
Site Acreage: 18.00
Fall 2025 Enrollment: 541

MAGOFFIN MIDDLE

Site Aerial





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Magoffin Middle 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	\$855,156
Priority 2	\$7,225,029
Priority 3	\$3,703,905
Priority 4	\$1,796,454
Priority Totals	\$13,580,544

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$3,703,905	\$0	\$3,703,905
Exterior Enclosure	\$0	\$1,142,614	\$0	\$0	\$1,142,614
Fire Protection	\$0	\$65,543	\$0	\$1,796,454	\$1,861,997
HVAC	\$0	\$1,706,032	\$0	\$0	\$1,706,032
Interior Construction	\$0	\$980,984	\$0	\$0	\$980,984
Interior Finishes	\$0	\$737,833	\$0	\$0	\$737,833
Plumbing	\$0	\$106,656	\$0	\$0	\$106,656
Roofing	\$0	\$2,027,630	\$0	\$0	\$2,027,630
Safety & Security	\$855,156	\$0	\$0	\$0	\$855,156
Site	\$0	\$337,525	\$0	\$0	\$337,525
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$120,213	\$0	\$0	\$120,213
Priority Totals	\$855,156	\$7,225,029	\$3,703,905	\$1,796,454	\$13,580,544
TOTALS P1					\$855,156
TOTALS P1 + P2					\$8,080,185
TOTALS P1 + P2 + P3					\$11,784,090
TOTALS P1 + P2 + P3 + P4					\$13,580,544



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$3,703,905
	1	The electrical distribution system had exceeded its expected useful life.	Replace the complete electrical distribution system including panelboards, transformers and motor control center.	3	Magoffin MS Gym Building Magoffin MS	Electrical Distribution
	2	The exterior lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with modern LED fixtures.	3	Magoffin MS Gym Building Magoffin MS	Lighting
	3	The interior lighting had exceeded its expected useful life.	Replace all interior lighting with LED fixtures.	3	Magoffin MS Gym Building Magoffin MS	Lighting
	4	The exterior wall mounted and recessed soffit lighting was approaching the end of its expected useful life.	Plan to replace the exterior lighting with modern LED fixtures.	3	Magoffin MS Main Building Magoffin MS	Lighting
	5	The interior lighting was approaching the end of its expected useful life.	Plan to replace the interior lighting throughout the building with modern LED fixtures.	3	Magoffin MS Main Building Magoffin MS	Lighting
EXTERIOR ENCLOSURE						\$1,142,614
	6	The exterior doors had exceeded end of expected useful life and the glazed doors had single pane glazing.	Replace the glazed doors with storefront doors with double pane glazing to match the storefront system.	2	Magoffin MS Gym Building Magoffin MS	Exterior Doors
	7	The exterior doors had exceeded end of expected useful life and the metal doors had minor dents.	Replace the metal exterior doors.	2	Magoffin MS Gym Building Magoffin MS	Exterior Doors
	8	The plaster soffit at the main entrance had water damage possibly originating in the mechanical mezzanine above.	Investigate the source of water and repair the soffit after the leak has been repaired.	2	Magoffin MS Gym Building Magoffin MS	Exterior Walls
	9	There was a vertical crack in the brick veneer adjacent to a window. Additionally, based on the age of the building, it would be recommended that the exterior be repointed and sealed.	Replace any damaged brick and repoint and seal the building exterior.	2	Magoffin MS Gym Building Magoffin MS	Exterior Walls
	10	The CMU walls had deteriorated control and expansion joint sealant on both the interior and exterior side of the joint.	Replace all deteriorated control and expansion joint sealant. Paint interior joint and wall to match.	2	Magoffin MS Main Building Magoffin MS	Exterior Walls
	11	The CMU walls had two approximately 8 SF or area with step cracking and missing mortar near both classroom corridor north entrances.	Repoint the areas of cracked and missing mortar and monitor for future movement and cracking.	2	Magoffin MS Main Building Magoffin MS	Exterior Walls
	12	The stucco walls had minor cracking throughout.	Resurface the stucco walls.	2	Magoffin MS Main Building Magoffin MS	Exterior Walls
	13	The storefront system had exceeded its expected useful life and had single pane glazing.	Replace the exterior storefront system with an insulated double pane glazing system.	2	Magoffin MS Gym Building Magoffin MS	Exterior Windows
	14	The exterior windows had exceeded its expected useful life and had single pane glazing.	Replace the exterior windows with an insulated double pane glazing system.	2	Magoffin MS Gym Building Magoffin MS	Exterior Windows



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		DEFICIENCY	RECOMMENDATION			
	15	Approximately 25% of the exterior windows had broken seals and fogging between the panes. The windows at rooms 103, 205, 208, and 213 had cracked panes.	Replace the fogged and cracked window glazing panes.	2	Magoffin MS Main Building Magoffin MS	Exterior Windows
FIRE PROTECTION						\$1,861,997
	16	The wet-chemical fire suppression system was approaching the end of its expected useful life.	Plan to replace the wet-chemical fire suppression system at the end of its useful life.	2	Magoffin MS Main Building Magoffin MS	Fire Protection / Suppression
	17	The supports for the fire suppression backflow preventer were heavily corroded.	Replace the backflow preventer supports.	2	Magoffin MS Main Building Magoffin MS	Fire Protection / Suppression
	18	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Magoffin MS Gym Building Magoffin MS	Fire Protection / Suppression
HVAC						\$1,706,032
	19	The heating hot water and chilled water chemical feedwater tanks were approaching the end of their expected useful life.	Plan to replace the chemical feedwater tanks.	2	Magoffin MS Main Building Magoffin MS	Mechanical / HVAC
	20	The chillers were approaching the end of their expected useful life.	Plan to replace the chillers.	2	Magoffin MS Main Building Magoffin MS	Mechanical / HVAC
	21	The HVAC controls were approaching the end of their expected useful life.	Plan to replace the HVAC controls.	2	Magoffin MS Main Building Magoffin MS	Mechanical / HVAC
	22	The majority of the heating hot water and chilled water pumps had exceeded their expected useful life.	Replace the pumps.	2	Magoffin MS Main Building Magoffin MS	Mechanical / HVAC
	23	The rooftop exhaust fans had exceeded their expected useful life.	Replace the rooftop exhaust fans.	2	Magoffin MS Main Building Magoffin MS	Mechanical / HVAC
	24	The split systems used R22 refrigerant, had fin damage, and had exceeded their expected useful life.	Replace the split systems.	2	Magoffin MS Main Building Magoffin MS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$980,984
	25	The casework was delaminating on approximately half of the built-in desks and had exceeded end of expected useful life.	Replace the delaminated casework desks.	2	Magoffin MS Main Building Magoffin MS	Interior Specialties
	26	The countertops were delaminating on the edges and corners and had exceeded end of expected useful life.	Replace the delaminated countertops.	2	Magoffin MS Main Building Magoffin MS	Interior Specialties
INTERIOR FINISHES						\$737,833
	27	There were damaged, stained, and missing acoustical ceiling panels and the acoustical ceiling panels had exceeded their expected useful life.	Perform repairs to eliminate the source of water damage and replace the acoustical ceiling panels.	2	Magoffin MS Gym Building Magoffin MS	Interior Ceiling Finishes



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		DEFICIENCY	RECOMMENDATION			
	28	The joint tape of the unfinished ceiling in the boiler room was detached and deteriorated.	Repair the moisture damaged areas of the gypsum ceiling and paint to protect the ceiling from moisture.	2	Magoffin MS Gym Building Magoffin MS	Interior Ceiling Finishes
	29	The gypsum ceilings in the locker rooms and restrooms had water damage and had exceeded their expected useful life.	Replace the gypsum ceiling after the source of the water intrusion has been repaired.	2	Magoffin MS Gym Building Magoffin MS	Interior Ceiling Finishes
	30	There were several missing wood fiber acoustic ceiling panels and the system had exceeded end of expected useful life.	Replace the suspended wood fiber acoustic panel ceiling system with a new acoustic panel ceiling system.	2	Magoffin MS Gym Building Magoffin MS	Interior Ceiling Finishes
	31	There were roof leaks at the exterior walls where the gypsum ceiling meets the CMU wall.	Repair leaks and patch and repair gypsum ceiling.	2	Magoffin MS Main Building Magoffin MS	Interior Ceiling Finishes
	32	The ACT had isolated areas of staining, discoloration, and water damage. The damage was predominately in the corridor of the second floor of the classroom wing.	Repair the source of water exposure and replace the damaged ACT.	2	Magoffin MS Main Building Magoffin MS	Interior Ceiling Finishes
	33	The gym floor had areas of excessive wear and deteriorated and missing varnish throughout.	Refinish the wood gym flooring.	2	Magoffin MS Gym Building Magoffin MS	Interior Floor Finishes
	34	The ceramic tile in the restrooms and locker rooms had exceeded end of expected useful life and had sections of missing tile and deteriorated grout.	Replace the ceramic tile flooring in the restrooms and locker rooms.	2	Magoffin MS Gym Building Magoffin MS	Interior Floor Finishes
	35	The VCT had exceeded its expected useful life and had damaged areas, curling edges, and mismatched patches.	Replace the VCT throughout.	2	Magoffin MS Gym Building Magoffin MS	Interior Floor Finishes
	36	The VCT was cracked and scuffed at the high points of the floor slab (as pictured over the column blockout infill).	Replace cracked and damaged VCT, but level floor prior to replacement. Use patching compound to smooth out the height difference in the slab/steel plate or grind down the high spots at the construction/expansion joints.	2	Magoffin MS Main Building Magoffin MS	Interior Floor Finishes
	37	The carpet, particularly in high traffic areas, was worn and the seam outside the Assistant Principal's office was damaged.	Replace the damaged carpet.	2	Magoffin MS Main Building Magoffin MS	Interior Floor Finishes
	38	The tiled walls had multiple missing sections with areas of broken or cracked tile and the grout was deteriorated in both the girl's and boy's locker rooms.	Replace the missing tiles and clean or re-grout tile. It may be more cost effective to switch to a larger tile and replace the 1"x1" tiles.	2	Magoffin MS Gym Building Magoffin MS	Interior Wall Finishes
PLUMBING						\$106,656
	39	The connection between the pump and electric motor was corroded.	Inspect the pump for damage due to the corrosion and replace any wear items as preventative maintenance.	2	Magoffin MS Gym Building Magoffin MS	Domestic Water Distribution



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	40	The glass-lined storage tank was approaching the end of its expected useful life.	Plan to replace the 175-GAL glass-line storage tank.	2	Magoffin MS Gym Building Magoffin MS	Domestic Water Distribution
	41	The supports for the backflow prevention device were heavily corroded.	Replace the supports.	2	Magoffin MS Gym Building Magoffin MS	Domestic Water Distribution
	42	One of the fractional HP circulating pumps in the domestic hot water system had leaked and corroded the housing of the pump.	Replace the pump to prevent further leaks and potential failure of the system.	2	Magoffin MS Main Building Magoffin MS	Domestic Water Distribution
	43	The drinking fountains and service sink had exceeded their expected useful life.	Replace the drinking fountains and service sink.	2	Magoffin MS Gym Building Magoffin MS	Plumbing Fixtures
	44	The drinking fountains had exceeded their expected useful life.	Replace the drinking fountains.	2	Magoffin MS Main Building Magoffin MS	Plumbing Fixtures
	45	The cold water handle at the library sink was leaking.	Replace the sink handles and faucet.	2	Magoffin MS Main Building Magoffin MS	Plumbing Fixtures
ROOFING						\$2,027,630
	46	The built-up roof covering had exceeded end of expected useful life. The built-up roof covering was deteriorated and the roof over the gym had large areas of displaced gravel ballast.	Replace the built-up roof coverings.	2	Magoffin MS Gym Building Magoffin MS	Roof
	47	The roof hatches had exceeded end of expected useful life and had deteriorated painted surfaces. Two roof hatches had malfunctioning latch hardware that would not allow the hatches to be opened.	Replace the roof hatches.	2	Magoffin MS Gym Building Magoffin MS	Roof
	48	The modified bitumen roof covering was deteriorated and much of the protective surfacing was worn off. There was significant blistering, large areas with past repairs, and reported and observed water damage on the interior of the building particularly near the exterior wall. The roof covering had exceeded end of expected useful life.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Magoffin MS Main Building Magoffin MS	Roof
	49	The gutters on the canopy at north side of the kitchen exterior door and in the courtyard north of the library were both damaged and not draining through the downspout leading to runoff at the corner against the wall.	Replace the gutters and paint to match.	2	Magoffin MS Main Building Magoffin MS	Roof
	50	The springs and hinge on the roof hatch were worn and would not stay in the open position. The finishes on the hatch were also faded.	Replace the roof access hatch and guardrail.	2	Magoffin MS Main Building Magoffin MS	Roof
SAFETY & SECURITY						\$855,156



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	51	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Magoffin MS Site Magoffin MS	Communications & Security
	52	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Magoffin MS Site Magoffin MS	Communications & Security
	53	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Magoffin MS Site Magoffin MS	Communications & Security
SITE						\$337,525
	54	Two chain link gates to the basketball courts were missing.	Install two new chain link gates at the basketball courts.	2	Magoffin MS Site Magoffin MS	Site
	55	The 1952 sidewalks around the gym building had minor cracking.	Recommend replacing the aged sidewalks at the gym building.	2	Magoffin MS Site Magoffin MS	Site
	56	Two chain link gates on the south end of the basketball courts were displaced due to rotated hinge brackets.	Rotate hinge brackets to correct position and consider tack welding each bracket u-bolt to the gate posts to keep the brackets from rotating.	2	Magoffin MS Site Magoffin MS	Site
	57	The concrete drive east of the main gym had minor cracking throughout.	Seal the cracks in the concrete drive.	2	Magoffin MS Site Magoffin MS	Site
	58	The asphalt paved parking lots, roadways and sports courts had weathered surfaces and minor to moderate linear cracking observed throughout.	Seal the cracks, apply a seal coat, and restripe the parking lots, roadways, and sports courts.	2	Magoffin MS Site Magoffin MS	Site
STAIRS						\$0
STRUCTURE						\$120,213
	59	The roof deck was not visible for assessment. However, due to the condition of the roof covering, it should be assumed that the metal roof deck is compromised and corroded.	Plan for replacement of any damaged roof deck during the next full roof replacement project.	2	Magoffin MS Gym Building Magoffin MS	Structure



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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)				\$855,156
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				\$7,225,029
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				\$3,703,905
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				\$1,796,454

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	\$855,156
PRIORITY 2 TOTAL	\$7,225,029
PRIORITY 3 TOTAL	\$3,703,905
PRIORITY 4 TOTAL	\$1,796,454
FACILITY CONDITION REPAIR COST	\$13,580,544
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$76,185,216

FACILITY CONDITION INDEX	0.18
	FAIR