

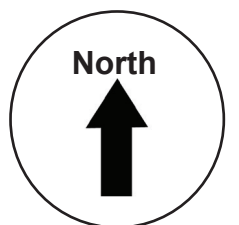
RICHARDSON MIDDLE

Front Door Image



RICHARDSON MIDDLE

Site Aerial



Physical Address:
11350 Loma Franklin Drive
El Paso, Texas 79934

Building Completed: 1998
Optimal Capacity: 1,223
Building Area: 101,731 SF
Site Acreage: 25.01
Fall 2025 Enrollment: 758



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Richardson 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	\$448,906
Priority 2	\$6,987,199
Priority 3	\$385,422
Priority 4	\$0
Priority Totals	\$7,821,527

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,643	\$0	\$234,643
Electrical	\$0	\$0	\$150,779	\$0	\$150,779
Exterior Enclosure	\$0	\$1,223,376	\$0	\$0	\$1,223,376
Fire Protection	\$0	\$936,689	\$0	\$0	\$936,689
HVAC	\$0	\$2,220,440	\$0	\$0	\$2,220,440
Interior Construction	\$0	\$201,172	\$0	\$0	\$201,172
Interior Finishes	\$0	\$69,909	\$0	\$0	\$69,909
Plumbing	\$0	\$621,743	\$0	\$0	\$621,743
Roofing	\$0	\$1,044,786	\$0	\$0	\$1,044,786
Safety & Security	\$448,906	\$0	\$0	\$0	\$448,906
Site	\$0	\$668,181	\$0	\$0	\$668,181
Stairs	\$0	\$902	\$0	\$0	\$902
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$448,906	\$6,987,199	\$385,422	\$0	\$7,821,527
TOTALS P1					\$448,906
TOTALS P1 + P2					\$7,436,105
TOTALS P1 + P2 + P3					\$7,821,527
TOTALS P1 + P2 + P3 + P4					\$7,821,527



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$234,643
	1	The elevator was approaching the end of its expected useful life.	Plan to replace the elevator.	3	Richardson MS Main Building Richardson MS	Elevators, Lifts, and Escalators
ELECTRICAL						\$150,779
	2	The frames of the fixtures in the locker rooms were corroded due to the moisture in the rooms.	Replace the fixtures with units that are rated for a humid environment.	3	Richardson MS Main Building Richardson MS	Lighting
EXTERIOR ENCLOSURE						\$1,223,376
	3	The exterior door at the east mechanical room was stained and had excessively faded surface paint.	Prepare the door surface and repaint with fade resistant paint.	2	Richardson MS 2010 Addition	Exterior Doors
	4	The metal doors and frames at the southeast mechanical rooms had faded paint.	Repaint the exterior metal doors.	2	Richardson MS Main Building Richardson MS	Exterior Doors
	5	The glazing in the doors throughout the school was single pane glazing. Single pane windows did not meet current District design standards.	Replace doors with dual pane glazed doors.	2	Richardson MS Main Building Richardson MS	Exterior Doors
	6	The overhead door had minor dents and faded paint finish due to the southern exposure to direct sunlight. The overhead coiling door had exceeded end of expected useful life.	Refinish the overhead door.	2	Richardson MS Mechanical Building Richardson MS	Exterior Doors
	7	The door to the chiller room was dented and damaged at the base. The painted finish was also deteriorated and faded.	The chiller room door.	2	Richardson MS Mechanical Building Richardson MS	Exterior Doors
	8	The joint sealant between the panels was deteriorated and some pieces of the sealant were missing in spots.	Remove the old sealant and backer rods and install new backer rods and sealant.	2	Richardson MS 2010 Addition	Exterior Walls
	9	There were cracks observed on edges of some tilt-up panels on the east and west sides of the building that may be at embedded stitch plate locations.	Some of the cracks had been sealed, but it is recommended that a structural investigation be conducted to determine if additional repairs are needed.	2	Richardson MS 2010 Addition	Exterior Walls
	10	A crack was observed in the tilt-up concrete panel above the southeast doors to the gymnasium.	It is recommended that further inspection by a structural engineer be performed to ensure the building structure is not compromised.	2	Richardson MS Main Building Richardson MS	Exterior Walls
	11	The joint sealant between the tilt-up panels had exceeded end of expected useful life and was deteriorated, most notably on the south facing walls.	Replace the backer rod and sealant in all tilt-up panel wall joints.	2	Richardson MS Main Building Richardson MS	Exterior Walls
	12	A joint between two of the east screen wall precast panels had opened up at the top, possibly due to foundation movement, and the joint sealant had cracked.	It is recommended that further inspection by a structural engineer be performed to ensure the building structure is not compromised.	2	Richardson MS Mechanical Building Richardson MS	Exterior Walls



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	13	The window frames had faded and deteriorated surface paint and minor rust corrosion at exposed metal.	Prepare and repaint the window frames with fade resistant paint.	2	Richardson MS 2010 Addition	Exterior Windows
	14	The hollow metal window walls at the building entrances had single pane glazings which did not meet current District design standards.	Replace hollow metal window wall systems with aluminum storefront systems with dual pane glazings.	2	Richardson MS Main Building Richardson MS	Exterior Windows
	15	The exterior windows were single pane glazed units that did not meet the District's current design standard.	Replace the exterior windows with dual pane units.	2	Richardson MS Main Building Richardson MS	Exterior Windows
FIRE PROTECTION						\$936,689
	16	The fire alarm system was approaching or had exceeded its expected useful life.	Replace the fire alarm system including control panel and devices throughout the school.	2	Richardson MS Main Building Richardson MS	Fire Alarm
	17	The fire alarm devices had exceeded their expected useful life.	Replace the fire alarm devices throughout the building.	2	Richardson MS Mechanical Building Richardson MS	Fire Alarm
	18	The collars on the exposed sprinkler heads in the kitchen area were observed with corrosion.	Replace the fire suppression sprinkler heads throughout the building.	2	Richardson MS Main Building Richardson MS	Fire Protection / Suppression
	19	The wet-chemical fire suppression system in the kitchen had exceeded its expected useful life.	Replace the wet-chemical fire suppression system.	2	Richardson MS Main Building Richardson MS	Fire Protection / Suppression
HVAC						\$2,220,440
	20	The split systems were approaching the end of their expected useful life.	Replace the AC split system(s).	2	Richardson MS 2010 Addition	Mechanical / HVAC
	21	The air handling units throughout the building had exceeded their expected useful life.	Replace the air handling units.	2	Richardson MS Main Building Richardson MS	Mechanical / HVAC
	22	The exhaust fans throughout the building had exceeded their expected useful life.	Replace the exhaust fans.	2	Richardson MS Main Building Richardson MS	Mechanical / HVAC
	23	The packaged DX refrigerant systems had exceeded their expected useful life.	Replace the packaged DX refrigerant systems.	2	Richardson MS Main Building Richardson MS	Mechanical / HVAC
	24	There was mineral build up on the cooling tower drift eliminators.	Clean the drift eliminators.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC
	25	The unit heater was approaching the end of its expected useful life.	Plan to replace the unit heater.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC
	26	The boiler enclosures were damaged exposing internal components and allowing heat to escape.	Replace the boiler enclosure panels.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC
	27	The chilled water chemical feedwater tank had exceeded its expected useful life.	Replace the chemical feedwater tank.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC
	28	The chillers used R22 refrigerant and had exceeded their expected useful life.	Replace the chillers.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC
	29	The wall exhaust fan had exceeded its expected useful life.	Replace the exhaust fan.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	30	The heating hot water and chilled water pumps had exceeded their expected useful life.	Replace the pumps.	2	Richardson MS Mechanical Building Richardson MS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$201,172
	31	The wall anchor bolts at the top of the ladder in the mechanical room near the girl's locker room were missing and the ladder was not attached on one side. The ladders did not extend high enough for a safe transition to the mezzanine.	Install new fixed ladders that comply with OSHA requirements.	2	Richardson MS Main Building Richardson MS	Interior Specialties
	32	The metal ventilated lockers in the locker rooms had damaged paint and damaged latch hardware.	Replace the lockers in the locker rooms.	2	Richardson MS Main Building Richardson MS	Interior Specialties
	33	There was water staining on the interior side of the concrete masonry unit (CMU) wall. There was a crack that started at the base of the wall and extended to the ridge support for the roof.	Repair the CMU partition and repoint and seal the building exterior to prevent future water intrusion.	2	Richardson MS Mechanical Building Richardson MS	Interior Walls
INTERIOR FINISHES						\$69,909
	34	Several interior ceiling tiles were stained and damaged. Facility staff reported that the stained tiles were from water intrusion from a previous roof leak.	Replace the damaged ceiling tiles once the roof repairs are completed.	2	Richardson MS 2010 Addition	Interior Ceiling Finishes
	35	There were water stained ceiling panels in the cafeteria by the entrance to the kitchen and in the kitchen storage room.	Replace the stained panels after source of water exposure has been repaired.	2	Richardson MS Main Building Richardson MS	Interior Ceiling Finishes
	36	The painted concrete floor finish in service rooms had heavy wear and chipping.	Repaint the concrete floors with an epoxy paint.	2	Richardson MS Main Building Richardson MS	Interior Floor Finishes
PLUMBING						\$621,743
	37	EPISD facility staff reported that there were occasional backups in the water distribution lines.	An in-depth study is needed to determine the root of the issue.	2	Richardson MS Main Building Richardson MS	Domestic Water Distribution
	38	Four of the water heaters were approaching the end of their expected useful life.	Plan to replace the individual water heaters.	2	Richardson MS Main Building Richardson MS	Domestic Water Distribution
	39	The domestic water storage tank was observed with corrosion on the exterior.	Plan to replace the storage tank, assuming that the corrosion is more widespread below the exterior insulation.	2	Richardson MS Mechanical Building Richardson MS	Domestic Water Distribution
	40	The 3-IN backflow preventer serving the building had exceeded its expected useful life.	Replace the 3-IN backflow preventer including valves.	2	Richardson MS Mechanical Building Richardson MS	Domestic Water Distribution
	41	The domestic hot water circulating pumps had exceeded their expected useful life.	Replace the circulating pumps.	2	Richardson MS Mechanical Building Richardson MS	Domestic Water Distribution
	42	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountain(s).	2	Richardson MS 2010 Addition	Plumbing Fixtures



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	43	The emergency eyewash and shower fixtures in the science classrooms were approaching the end of their expected useful life.	Plan to replace the emergency eyewash and shower fixtures throughout the school.	2	Richardson MS Main Building Richardson MS	Plumbing Fixtures
	44	The shower fixtures in the locker rooms were approaching the end of their expected useful life.	Plan to replace the shower fixtures.	2	Richardson MS Main Building Richardson MS	Plumbing Fixtures
	45	The drinking fountains were approaching the end of their expected useful life.	Replace the drinking fountains throughout the school.	2	Richardson MS Main Building Richardson MS	Plumbing Fixtures
	46	The exterior drinking fountains were winterized in 2020 and had not been reconnected for use. Additionally, the drinking fountains had exceeded their expected useful life.	Replace the exterior drinking fountains throughout the school.	2	Richardson MS Main Building Richardson MS	Plumbing Fixtures
	47	Two of the wall mounted lavatories in the girls locker room were not functional.	Replace the wall mounted lavatories and repair issue with the system that prevented the asset from functioning.	2	Richardson MS Main Building Richardson MS	Plumbing Fixtures
ROOFING						\$1,044,786
	48	There was one large elastomeric coating patch at the southwest corner of the roof. Facility staff reported that the roof leaked in room 309, but was unsure if it had been repaired due to lack of rain.	Make additional repairs to the roof covering.	2	Richardson MS 2010 Addition	Roof
	49	Moderate fading of the painted surface of the metal roof was observed on the front entrance canopies and the main roofs.	Seal the metal roof coverings which had faded paint.	2	Richardson MS Main Building Richardson MS	Roof
	50	The lower cast iron portion of the downspouts had faded paint and minor rust.	Remove rust and refinish faded paint.	2	Richardson MS Mechanical Building Richardson MS	Roof
SAFETY & SECURITY						\$448,906
	51	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Richardson MS Site Richardson 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	Richardson MS Site Richardson MS	Communications & Security
SITE						\$668,181
	53	The aged basketball courts had rust corrosion on the goal supports.	Remove rust from goal supports and paint the supports to prevent corrosion.	2	Richardson MS Site Richardson MS	Site
	54	Some spalling of the concrete wall cap observed on the stone masonry wall.	Repair the area of the concrete wall cap that are spalled.	2	Richardson MS Site Richardson MS	Site



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
	55	Potholes were observed in the roadway between the classroom building and northwest parking lot and at the kitchen loading area, and alligator cracking was observed in the service road to the kitchen loading area.	Repair the potholes and alligator cracking prior to sealing the roadway cracks and applying seal coat.	2	Richardson MS Site Richardson MS	Site
	56	The aged tennis courts had minor linear cracking, deteriorated surface treatment, one missing net post, missing nets, and an uneven patch in the east court that created a trip hazard.	Replace the tennis courts.	2	Richardson MS Site Richardson MS	Site
	57	The aged asphalt basketball courts had minor linear cracking and faded striping.	Seal the cracks, apply a seal coat, and restripe the basketball courts.	2	Richardson MS Site Richardson MS	Site
	58	The asphalt paved parking lots and roadways had weathered surfaces and linear cracking observed throughout.	Seal the cracks, apply a seal coat, and restripe the parking lots and roadways.	2	Richardson MS Site Richardson MS	Site
STAIRS						\$902
	59	The south stair of the classroom wings had a loose pipe handrail anchor at the first floor level.	Repair the handrail bracket connection to wall.	2	Richardson MS Main Building Richardson MS	Interior Stairs
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)	\$448,906
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$6,987,199
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$385,422
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$7,821,527

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	\$448,906
PRIORITY 2 TOTAL	\$6,987,199
PRIORITY 3 TOTAL	\$385,422
PRIORITY 4 TOTAL	\$7,821,527
FACILITY CONDITION REPAIR COST	\$7,821,527
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$66,735,536

FACILITY CONDITION INDEX	0.12
	FAIR