

# BROWN MIDDLE

Front Door Image



Physical Address:  
7820 Helen of Troy Drive  
El Paso, TX 79912

Building Completed: 2007  
Optimal Capacity: 1,358  
Building Area: 170,271 SF  
Site Acreage: 23.29  
Fall 2025 Enrollment: 699

## BROWN MIDDLE

Site Aerial





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## Brown 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      | \$652,031   |
| Priority 2      | \$4,734,707 |
| Priority 3      | \$2,947     |
| Priority 4      | \$349,137   |
| Priority Totals | \$5,738,823 |

| CATEGORY                 | PRIORITY 1 | PRIORITY 2  | PRIORITY 3 | PRIORITY 4 | COST        |
|--------------------------|------------|-------------|------------|------------|-------------|
| Conveying                | \$0        | \$0         | \$0        | \$0        | \$0         |
| Electrical               | \$0        | \$0         | \$2,947    | \$0        | \$2,947     |
| Exterior Enclosure       | \$0        | \$0         | \$0        | \$0        | \$0         |
| Fire Protection          | \$0        | \$0         | \$0        | \$349,137  | \$349,137   |
| HVAC                     | \$0        | \$640,863   | \$0        | \$0        | \$640,863   |
| Interior Construction    | \$0        | \$1,988,692 | \$0        | \$0        | \$1,988,692 |
| Interior Finishes        | \$0        | \$112,080   | \$0        | \$0        | \$112,080   |
| Plumbing                 | \$0        | \$69,181    | \$0        | \$0        | \$69,181    |
| Roofing                  | \$0        | \$1,237,194 | \$0        | \$0        | \$1,237,194 |
| Safety & Security        | \$652,031  | \$0         | \$0        | \$0        | \$652,031   |
| Site                     | \$0        | \$581,033   | \$0        | \$0        | \$581,033   |
| Stairs                   | \$0        | \$0         | \$0        | \$0        | \$0         |
| Structure                | \$0        | \$105,664   | \$0        | \$0        | \$105,664   |
| Priority Totals          | \$652,031  | \$4,734,707 | \$2,947    | \$349,137  | \$5,738,823 |
| TOTALS P1                |            |             |            |            | \$652,031   |
| TOTALS P1 + P2           |            |             |            |            | \$5,386,738 |
| TOTALS P1 + P2 + P3      |            |             |            |            | \$5,389,685 |
| TOTALS P1 + P2 + P3 + P4 |            |             |            |            | \$5,738,823 |



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### DETAIL REPORT

### Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

| CATEGORY                     | ITEM NO. | ITEM DESCRIPTION                                                                                                                                            |                                                                                      | PRIORITY CODE | LOCATION                                 | SYSTEM                        | TOTAL COST         |
|------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------|------------------------------------------|-------------------------------|--------------------|
|                              |          | DEFICIENCY                                                                                                                                                  | RECOMMENDATION                                                                       |               |                                          |                               |                    |
| <b>CONVEYING</b>             |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$0</b>         |
| <b>ELECTRICAL</b>            |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$2,947</b>     |
|                              | 1        | One of the exterior fixtures was damaged and missing its lens.                                                                                              | Replace the fixture.                                                                 | 3             | Brown MS Mechanical Building<br>Brown MS | Lighting                      |                    |
| <b>EXTERIOR ENCLOSURE</b>    |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$0</b>         |
| <b>FIRE PROTECTION</b>       |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$349,137</b>   |
|                              | 2        | The building was not protected by an automatic sprinkler system.                                                                                            | Install an automatic sprinkler system to meet current District and design standards. | 4             | Brown MS Mechanical Building<br>Brown MS | Fire Protection / Suppression |                    |
| <b>HVAC</b>                  |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$640,863</b>   |
|                              | 3        | One of the packaged DX refrigerant systems was approaching the end of its expected useful life.                                                             | Plan to replace the packaged DX refrigerant system.                                  | 2             | Brown MS Main Building Brown MS          | Mechanical / HVAC             |                    |
|                              | 4        | The VFDs were approaching the end of their expected useful life.                                                                                            | Plan to replace the VFDs.                                                            | 2             | Brown MS Main Building Brown MS          | Mechanical / HVAC             |                    |
|                              | 5        | The heating hot water pumps had minor corrosion and were approaching the end of their expected useful life.                                                 | Replace the hot water pumps.                                                         | 2             | Brown MS Main Building Brown MS          | Mechanical / HVAC             |                    |
|                              | 6        | The chilled water distribution pumps were approaching the end of their expected useful life and some had moderate corrosion.                                | Plan to replace the chilled water pumps.                                             | 2             | Brown MS Mechanical Building<br>Brown MS | Mechanical / HVAC             |                    |
|                              | 7        | The VFDs were approaching the end of their expected useful life.                                                                                            | Plan to replace the VFDs.                                                            | 2             | Brown MS Mechanical Building<br>Brown MS | Mechanical / HVAC             |                    |
|                              | 8        | The two original cooling towers were corroded and were approaching the end of their expected useful life.                                                   | Replace the cooling towers.                                                          | 2             | Brown MS Mechanical Building<br>Brown MS | Mechanical / HVAC             |                    |
| <b>INTERIOR CONSTRUCTION</b> |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$1,988,692</b> |
|                              | 9        | The interior ladder's painted finish had chipped paint.                                                                                                     | Repaint the ladder and add a slip resistant finish on the rungs.                     | 2             | Brown MS Main Building Brown MS          | Interior Specialties          |                    |
|                              | 10       | The classroom casework had areas of delaminating and chipped laminate, some missing drawers, and some drawers that were not operable.                       | Replace the plastic laminate casework in classrooms.                                 | 2             | Brown MS Main Building Brown MS          | Interior Specialties          |                    |
|                              | 11       | One toilet partition door in the boy's locker room was bent out of alignment and would no longer lock.                                                      | Replace the toilet partition door.                                                   | 2             | Brown MS Main Building Brown MS          | Interior Specialties          |                    |
|                              | 12       | There was a hole in an interior partition at what appeared to be a repaired pipe, and there was cracking observed at the top corners of six interior doors. | Repair the damaged gypsum board partitions and finish to match existing.             | 2             | Brown MS Main Building Brown MS          | Interior Walls                |                    |
| <b>INTERIOR FINISHES</b>     |          |                                                                                                                                                             |                                                                                      |               |                                          |                               | <b>\$112,080</b>   |



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### Proposed Work Items

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| CATEGORY        | ITEM NO. | ITEM DESCRIPTION                                                                                                                                                                                                                         | PRIORITY CODE                                                                                                                                             | LOCATION | SYSTEM                                | TOTAL COST                  |
|-----------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------|-----------------------------|
|                 |          | DEFICIENCY                                                                                                                                                                                                                               | RECOMMENDATION                                                                                                                                            |          |                                       |                             |
|                 | 13       | The carpet tiles along the exterior curtain wall were observed with staining and damage due to water intrusion from the exterior glazing.                                                                                                | Replace the carpet tiles after the glazing system is replaced.                                                                                            | 2        | Brown MS Main Building Brown MS       | Interior Floor Finishes     |
|                 | 14       | Several of the locker groupings in the hall were missing the tile base cover.                                                                                                                                                            | Replace the tile base or replace with a rubber wall base.                                                                                                 | 2        | Brown MS Main Building Brown MS       | Interior Floor Finishes     |
|                 | 15       | There were several broken, cracked, and chipped floor tiles in the boy's locker room.                                                                                                                                                    | Replace the tile floor finish in the boy's locker room.                                                                                                   | 2        | Brown MS Main Building Brown MS       | Interior Floor Finishes     |
|                 | 16       | The vinyl composition tile (VCT) flooring was observed with excessive wear in the Parents' Center Room. There was damage and wear at the expansion joints in the building, and the VCT in the snack area was delaminating from the slab. | Replace the worn and damaged VCT flooring.                                                                                                                | 2        | Brown MS Main Building Brown MS       | Interior Floor Finishes     |
|                 | 17       | The base of the tile walls was missing grout or caulk at the joint where the wall meets the floor.                                                                                                                                       | Calk the joint between the tile walls and VCT flooring.                                                                                                   | 2        | Brown MS Main Building Brown MS       | Interior Wall Finishes      |
|                 | 18       | The second floor pony wall at the stair had missing tile.                                                                                                                                                                                | Replace missing tile and check corners for loose tiles and replace. Add corner guards at corners in heavy traffic areas.                                  | 2        | Brown MS Main Building Brown MS       | Interior Wall Finishes      |
|                 | 19       | There was a damaged section of gypsum board at the base of an interior partition.                                                                                                                                                        | Repair the damaged sections of gypsum board and refinish to match the adjacent surfaces.                                                                  | 2        | Brown MS Mechanical Building Brown MS | Interior Wall Finishes      |
| <b>PLUMBING</b> |          |                                                                                                                                                                                                                                          |                                                                                                                                                           |          |                                       | <b>\$69,181</b>             |
|                 | 20       | EPISD facility staff reported leaks in the water distribution piping and a sewer smell due to issues with the sanitary waste piping.                                                                                                     | An in-depth study is needed to determine the cause of the sewer smell and the location and severity of the leaks.                                         | 2        | Brown MS Main Building Brown MS       | Domestic Water Distribution |
|                 | 21       | The two drinking fountains at the top of the southeast stair had low water pressure.                                                                                                                                                     | Replace the two drinking fountains, including pressure reducing devices if necessary.                                                                     | 2        | Brown MS Main Building Brown MS       | Plumbing Fixtures           |
| <b>ROOFING</b>  |          |                                                                                                                                                                                                                                          |                                                                                                                                                           |          |                                       | <b>\$1,237,194</b>          |
|                 | 22       | The majority of downspouts had damage to their bottom outlets.                                                                                                                                                                           | Repair the damaged downspout outlets.                                                                                                                     | 2        | Brown MS Main Building Brown MS       | Roof                        |
|                 | 23       | The built-up roof coverings had deteriorated surfaces and multiple roof leak locations.                                                                                                                                                  | Replace the existing built-up roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls. | 2        | Brown MS Main Building Brown MS       | Roof                        |
|                 | 24       | The original asphalt shingle roof covering had a deteriorated surface and areas of loose and missing shingles.                                                                                                                           | Replace the original roof asphalt shingle roof covering with new asphalt shingles to match the newer asphalt shingles on the gym/cafeteria/library roof.  | 2        | Brown MS Main Building Brown MS       | Roof                        |
|                 | 25       | The asphalt shingles were observed with hard water staining due to overflow of the evaporative cooler's make-up water. Excessive, continuous leaking could reduce the expected useful life of the roofing system.                        | Clean the mineral staining off of the shingles, inspect for evidence of leaks, and monitor for premature failure.                                         | 2        | Brown MS Mechanical Building Brown MS | Roof                        |



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| CATEGORY          | ITEM NO. | ITEM DESCRIPTION                                                                                                                                                                                                                                      |                                                                                                                                                   | PRIORITY CODE | LOCATION                           | SYSTEM                    | TOTAL COST |
|-------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------|---------------------------|------------|
|                   |          | DEFICIENCY                                                                                                                                                                                                                                            | RECOMMENDATION                                                                                                                                    |               |                                    |                           |            |
|                   |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           |            |
| SAFETY & SECURITY |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           | \$652,031  |
|                   | 26       | Campus has cameras but can benefit from additional locations.                                                                                                                                                                                         | Provide additional security cameras                                                                                                               | 1             | Brown MS Site<br>Brown MS          | Communications & Security |            |
|                   | 27       | Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.                                                                                                                                            | Provide chapter 61 compliant signage.                                                                                                             | 1             | Brown MS Site<br>Brown MS          | Communications & Security |            |
|                   | 28       | Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.                                                                                                                                                           | Provide chapter 61 compliant fencing.                                                                                                             | 1             | Brown MS Site<br>Brown MS          | Communications & Security |            |
|                   |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           |            |
| SITE              |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           | \$581,033  |
|                   | 29       | The site was graded towards the building and multiple exterior doors were observed with sandbags and stains from water pooling by the doors.                                                                                                          | Regrade the site to prevent excess storm water from collecting against the building, and seal the bottoms of windows to mitigate water intrusion. | 2             | Brown MS Site<br>Brown MS          | Site                      |            |
|                   | 30       | Missing stones and concrete wall cap spalling was observed on the stone masonry walls.                                                                                                                                                                | Reinstall missing stones and repair spalled areas of wall cap.                                                                                    | 2             | Brown MS Site<br>Brown MS          | Site                      |            |
|                   | 31       | Concrete sidewalks and plazas had minor cracking and spalling observed in some areas.                                                                                                                                                                 | Repair the cracks and spalls in the sidewalks.                                                                                                    | 2             | Brown MS Site<br>Brown MS          | Site                      |            |
|                   | 32       | The asphalt paved parking lots, roadways and sports courts were approaching the end of their expected useful life and were in fair condition with a weathered surface and linear cracking observed throughout.                                        | Seal the cracks, apply a seal coat, and restripe the parking lots, roadways, and sports courts.                                                   | 2             | Brown MS Site<br>Brown MS          | Site                      |            |
|                   |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           |            |
| STAIRS            |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           | \$0        |
|                   |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           |            |
| STRUCTURE         |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           | \$105,664  |
|                   | 33       | The roof deck was not visible for assessment. However, due to the water damage at the soffit adjacent to the cafeteria and ceiling damage in the locker rooms, it should be assumed that portions of the metal roof deck is compromised and corroded. | Plan for replacement of any damaged roof deck during the next full roof replacement project.                                                      | 2             | Brown MS Main Building<br>Brown MS | Structure                 |            |
|                   |          |                                                                                                                                                                                                                                                       |                                                                                                                                                   |               |                                    |                           |            |



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### Proposed Work Items

All costs are shown in 2025 dollars with soft cost included - NO INFLATION ADDED.

| 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) |                |          |        | \$652,031   |
|          | 2        | Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)                                                                                                           |                |          |        | \$4,734,707 |
|          | 3        | Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)                                                                                                    |                |          |        | \$2,947     |
|          | 4        | Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)                                                                                            |                |          |        | \$349,137   |
|          |          |                                                                                                                                                                                       |                |          |        |             |

### 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                                                   | \$652,031     |
| PRIORITY 2 TOTAL                                                   | \$4,734,707   |
| PRIORITY 3 TOTAL                                                   | \$2,947       |
| PRIORITY 4 TOTAL                                                   | \$349,137     |
| FACILITY CONDITION REPAIR COST                                     | \$5,738,823   |
| CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS) | \$111,697,776 |

|                                 |             |
|---------------------------------|-------------|
| <b>FACILITY CONDITION INDEX</b> | <b>0.05</b> |
|                                 | <b>GOOD</b> |