

CHARLES MIDDLE

Front Door Image



CHARLES MIDDLE

Site Aerial



Physical Address:
4909 Trojan Drive
El Paso, Texas 79924

Building Completed: 1974
Optimal Capacity: 995
Building Area: 105,897 SF
Site Acreage: 21.70
Fall 2025 Enrollment: 372



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SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$2,228,590
Priority 2	\$15,480,019
Priority 3	\$2,237,918
Priority 4	\$7,121,414
Priority Totals	\$27,067,941

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$0	0	\$0
Electrical	\$0	\$0	\$2,237,918	\$0	\$2,237,918
Exterior Enclosure	\$0	\$2,811,350	\$0	\$0	\$2,811,350
Fire Protection	\$0	\$404,179	\$0	\$7,121,414	\$7,525,593
HVAC	\$1,466,990	\$0	\$0	\$0	\$1,466,990
Interior Construction	\$0	\$4,323,944	\$0	\$0	\$4,323,944
Interior Finishes	\$0	\$3,948,176	\$0	\$0	\$3,948,176
Plumbing	\$0	\$389,610	\$0	\$0	\$389,610
Roofing	\$0	\$2,113,625	\$0	\$0	\$2,113,625
Safety & Security	\$733,281	\$0	\$0	\$0	\$733,281
Site	\$0	\$0	\$0	\$0	\$0
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$28,319	\$1,489,135	\$0	\$0	\$1,517,453
Priority Totals	\$2,228,590	\$15,480,019	\$2,237,918	\$7,121,414	\$27,067,941
			TOTALS P1		\$2,228,590
			TOTALS P1 + P2		\$17,708,609
			TOTALS P1 + P2 + P3		\$19,946,527
			TOTALS P1 + P2 + P3 + P4		\$27,067,941



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CATEGORY	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	LOCATION	SYSTEM	TOTAL COST
		DEFICIENCY	RECOMMENDATION			
CONVEYING						\$0
ELECTRICAL						\$2,237,918
	1	The electrical equipment serving the gym building had surpassed its expected useful life.	Replace the motor control centers and panelboards throughout the building to align with the suggested upgrades to the main building. Pricing includes interconnecting feeders.	3	Charles MS Gym 20	Electrical Distribution
	2	The electrical infrastructure serving the main building is largely original construction and had surpassed 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.	3	Charles MS Main Bldg 21	Electrical Distribution
	3	The exterior wall packs were aged and the lenses were sun damaged.	Replace the exterior lighting around the original structure with modern LED fixtures that meet current District design standards.	3	Charles MS Gym 20	Lighting
	4	The interior fluorescent lighting in the classrooms, offices, locker rooms, and restrooms appeared to have surpassed their expected useful life.	Replace the fluorescent lighting throughout the common spaces with the exception of the gym floor area.	3	Charles MS Gym 20	Lighting
	5	The exterior wall packs were aged and the lenses were sun damaged.	Replace the exterior lighting around the original structure with modern LED fixtures that meet the District's current design standards.	3	Charles MS Main Bldg 21	Lighting
EXTERIOR ENCLOSURE						\$2,811,350
	6	Exterior doors had minor surface deterioration. Facility staff reported that several exterior doors were difficult to operate. Two doors had broken glass panes.	Replace all exterior doors.	2	Charles MS Gym 20	Exterior Doors
	7	Facility staff reported that the main entrance and lobby do not provide adequate security for the building, stating that once visitors enter the first set of doors, they could enter the rest of the school.	Install an interior partition and second set of doors outside of administrative offices to create an entry vestibule, allowing for additional security.	2	Charles MS Main Bldg 21	Exterior Doors
	8	The exterior doors were difficult to operate, allowed water intrusion due to deteriorated sealant, and uneven door leaves.	Replace all exterior doors on the original portion of the building.	2	Charles MS Main Bldg 21	Exterior Doors
	9	The stone veneer was severely damaged and cracking throughout the building exterior.	Fur-out the existing exterior and install a stone veneer at the base of the building to match the 2010 addition and install new plaster finish from the top of the stone finish to the top of the fascia parapet cap. The project includes replacing the plaster and exposed aggregate soffits as well.	2	Charles MS Gym 20	Exterior Walls



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		DEFICIENCY	RECOMMENDATION				
	10	The exterior precast panels were aged and required preventative maintenance in the form of replacing all of the backer rod and caulking at the panel expansion joints.	Fur-out the existing exterior and install a stone veneer at the base of the building to match the 2010 addition and install new plaster finish from the top of the stone finish to the top of the fascia parapet cap. The project includes replacing the plaster and exposed aggregate soffits as well.	2	Charles MS Main Bldg 21	Exterior Walls	
	11	The exterior windows had deteriorated sealant allowing air and water intrusion into the building. The windows had exceeded their expected useful life.	Replace the exterior windows on the original portion of the building with new dual-pane units that meet current District standards.	2	Charles MS Main Bldg 21	Exterior Windows	
FIRE PROTECTION							\$7,525,593
	12	While the fire alarm activation and notification devices had not yet surpassed their expected useful life, the system has only two years of estimated remaining useful life.	Based on the recommendation that the current system in the main building be replaced, it is also recommended to replace the devices in the gym building to match the system being installed in the main building.	2	Charles MS Gym 20	Fire Alarm	
	13	While the fire alarm system including control panel, battery cabinets, activation devices and notification devices had not yet surpassed their expected useful life, the system has only 2 years of estimated remaining useful life.	Due to the age of the components within the most recent expansion, it is recommended that the current system be replaced with a fully addressable system that integrates the devices from the 2010 addition.	2	Charles MS Main Bldg 21	Fire Alarm	
	14	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Charles MS Gym 20	Fire Protection / Suppression	
	15	The main building does not have a fire suppression system in the original portion of the building or the 1978 expansion, which would be recommended for regularly occupied areas.	Install a wet pipe fire suppression system throughout the main building that meets the NFPA requirements for building occupancy and use, and align with current District standards.	4	Charles MS Main Bldg 21	Fire Protection / Suppression	
	16	The Ansul system serving the kitchen hood will surpass its expected useful life in the next year.	It is recommended that the existing system be replaced in kind including: wet-chemical agent bottle(s), cabinets, interconnecting tubing, activation device, and dispersion nozzles.	4	Charles MS Main Bldg 21	Fire Protection / Suppression	
HVAC							\$1,466,990
	17	The pump body and vent mesh at four of the vertically mounted pumps were corroded. While this condition was only visible at four (4) pumps, it is likely present at all of the chilled water pumps.	Remove the insulation from the chilled water pumps, inspect and remove any corrosion from the pump bodies and housings, paint the pumps with a rust preventative coating, and install new insulation.	1	Charles MS Main Bldg 21	Mechanical / HVAC	
	18	The air curtain over the exterior kitchen door was not functional.	Replace the air curtain in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC	
	19	The hydronic rooftop air handlers had surpassed its expected useful life.	Replace the air handlers in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC	



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	20	The chemical feedwater tank for the B-wing heating hot water system had surpassed its expected useful life.	Replace the chemical feedwater tank in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	21	The vented closure doors on the chillers were damaged and could not be properly closed and secured.	Replace the chiller doors to protect the controls and exposed coils from debris and direct moisture.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	22	Severe fin damage was observed on the condensing units serving the kitchen walk-in refrigeration units.	Replace the condensing units in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	23	One evaporative cooler had surpassed its expected useful life.	Replace the evaporative cooler in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	24	One of the expansion tanks serving the heating hot water had surpassed its expected useful life.	Replace the expansion tank in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	25	The air cooled rooftop package units had surpassed its expected useful life.	Replace the package units in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	26	Three of the heating hot water circulating pumps (serving wings A, B, & D) had surpassed their expected useful life.	Replace the three circulating pumps in kind.	1	Charles MS Main Bldg 21	Mechanical / HVAC
	27	The body of the air separator serving the heating hot water system had significant surface corrosion.	While the air separator has remaining useful life, due to the corrosion, it is recommended that the corrective action be to replace the asset.	1	Charles MS Main Bldg 21	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$4,323,944
	28	The interior doors were deteriorated, difficult to operate, and had surpassed their expected useful life.	Replace interior doors throughout facility.	2	Charles MS Gym 20	Interior Doors
	29	Interior wood doors in the original portion of the building were stained and deteriorated from water damage.	Replace doors in the original portion of building.	2	Charles MS Main Bldg 21	Interior Doors
	30	Casework had exceeded its expected useful life and was observed with moderate deterioration or damage throughout.	Replace casework throughout locker rooms and band/music classrooms.	2	Charles MS Gym 20	Interior Specialties
	31	Restroom partitions were difficult to operate with damaged or broken hardware and had moderate corrosion throughout. Partitions had exceeded their expected useful life.	Replace restroom partitions throughout the building.	2	Charles MS Gym 20	Interior Specialties
	32	Casework in the original building had minor damage and deterioration throughout. Casework doors and drawers were often observed to be uneven or difficult to operate. Casework had exceeded its expected useful life.	Replace all casework in original portion of the building, including administrative areas and classrooms.	2	Charles MS Main Bldg 21	Interior Specialties



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		DEFICIENCY	RECOMMENDATION			
	33	Restroom partitions in the original building were beyond their expected useful life.	Replace restroom partitions in the original portion of the building.	2	Charles MS Main Bldg 21	Interior Specialties
	34	Minor damage was observed to the CMU in the gymnasium.	Repair damaged wall sections, and repaint CMU partitions.	2	Charles MS Gym 20	Interior Walls
	35	The interior windows had surpassed their expected useful life.	Replace interior windows in coach's offices and band/choir rooms.	2	Charles MS Gym 20	Interior Walls
	36	Baseboards were missing and minor isolated damage was observed throughout interior gypsum board walls in classrooms.	Repair damaged portions of walls and repaint.	2	Charles MS Main Bldg 21	Interior Walls
	37	The interior windows had exceeded their expected useful life.	Replace interior windows in the administrative area and in cafeteria office space.	2	Charles MS Main Bldg 21	Interior Walls
INTERIOR FINISHES						\$3,948,176
	38	The insulated ceiling finish in the gymnasium was severely deteriorated.	Remove existing insulation and replace with suitable material.	2	Charles MS Gym 20	Interior Ceiling Finishes
	39	A majority of the observed acoustical ceiling panels were damaged, stained, or missing.	Replace the entire acoustical ceiling system throughout facility.	2	Charles MS Gym 20	Interior Ceiling Finishes
	40	Ceiling tiles in classrooms in the original portion of the building were observed to be stained, presumably from roof leaks and mechanical equipment.	Replace the acoustical ceiling system throughout the school.	2	Charles MS Main Bldg 21	Interior Ceiling Finishes
	41	The concrete flooring in the secondary locker room spaces had deteriorated paint finish with major wear throughout.	Clean and apply epoxy floor finish in primary and secondary locker room spaces.	2	Charles MS Gym 20	Interior Floor Finishes
	42	The VCT was generally worn with considerable staining and damage throughout. Cracking was observed at doorways.	Replace the VCT floor finish throughout the building.	2	Charles MS Gym 20	Interior Floor Finishes
	43	The ceramic tile floor finishes were worn, stained, damaged, and patched throughout.	Replace tile floor finishes in restrooms and locker rooms.	2	Charles MS Gym 20	Interior Floor Finishes
	44	Insulation appeared to be deteriorated throughout.	Remove insulation and replace with adhered acoustical panels.	2	Charles MS Gym 20	Interior Wall Finishes
	45	The ceramic tile wall finishes in the restroom were observed with minor damage, missing tiles, and cracking throughout the building. Additionally, the tile finishes that were original building construction had exceeded their expected useful life.	Remove tile wall finish in restrooms, primary locker rooms, and secondary locker rooms, and replace with new to meet the current District materials and standards.	2	Charles MS Gym 20	Interior Wall Finishes
	46	The corridor ceramic tile wall finishes were observed with minor damage and cracking.	Repair any damaged drywall underlayment, and replace the corridor wall finishes with a 4-foot impact resistant wainscot and painted wall above.	2	Charles MS Gym 20	Interior Wall Finishes
	47	Tile wall finishes throughout original building corridors and restrooms were deteriorated, damaged, and patched.	Remove tile wall finishes throughout the entire school. Within the restrooms, replace the tile with new to meet current District materials and standards.	2	Charles MS Main Bldg 21	Interior Wall Finishes



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PLUMBING						\$389,610
	48	The water softening system, which was made up of a filter bottle with controller and salt storage tank, had been valved off and was not in use.	If the water softener system is critical to reducing hard-water for the domestic water system, then the system should be replaced with a new reverse osmosis system that is sized to the buildings demand.	2	Charles MS Main Bldg 21	Domestic Water Distribution
	49	Rust was forming atop the domestic water boiler due to a leak in the flashing/roofing system where the flue exited the building, and the boiler itself had surpassed its expected useful life.	Replace the boiler and flue to meet the building's current hot water demands and to align with the District's current standards.	2	Charles MS Main Bldg 21	Domestic Water Distribution
	50	The plumbing fixtures throughout the gym building were aged and were either nearing or had surpassed their expected useful life.	Replace the aged lavatories, water closets, and urinals with components that meet the District's current design standards and ADA requirements.	2	Charles MS Gym 20	Plumbing Fixtures
	51	The restroom fixtures throughout the building varied in age and condition with approximately 50% appearing to have surpassed their expected useful life.	Replace the aged plumbing fixtures and controls to meet current District standards.	2	Charles MS Main Bldg 21	Plumbing Fixtures
ROOFING						\$2,113,625
	51	The modified bitumen roof covering was in poor condition with severe surface deterioration and moderate ponding throughout.	Replace the existing mod-bit roof system with a single ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Charles MS Gym 20	Roof
	52	The roof covering on the original building was severely deteriorated throughout. The roof was observed with bubbling, patching, and ponding throughout.	Replace the existing roof system on the building sections that were constructed between 1974 and 1978 with a single ply membrane roofing system including insulation and flashing at rooftop equipment.	2	Charles MS Main Bldg 21	Roof
SAFETY & SECURITY						\$733,281
	53	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Charles MS Site Charles MS	Communications & Security
	54	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Charles MS Site Charles MS	Communications & Security
	55	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Charles MS Site Charles MS	Communications & Security
SITE						\$0
STAIRS						\$0
STRUCTURE						\$1,517,453



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		DEFICIENCY	RECOMMENDATION			
	56	Improper drainage caused deterioration and water ponding around the building foundation.	Repair minor cracking in the wall foundation near drainage output and monitor throughout for potential water intrusion to building interior.	1	Charles MS Gym 20	Structure
	57	Based on the age and condition of the roof membrane, it was assumed that there will be some corrosion of the metal decking.	Replace 35% metal decking at the time of the roof covering replacement.	2	Charles MS Gym 20	Structure
	58	The roof covering was deteriorated and had areas of ponding. It is assumed that the metal roof deck is compromised and corroded throughout.	Replace 35% metal decking at the time of the roof covering replacement.	2	Charles MS Main Bldg 21	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)	\$2,228,590
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$15,480,019
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$2,237,918
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$7,121,414

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	\$2,228,590
PRIORITY 2 TOTAL	\$15,480,019
PRIORITY 3 TOTAL	\$2,237,918
PRIORITY 4 TOTAL	\$7,121,414
FACILITY CONDITION REPAIR COST	\$27,067,941
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$69,468,432
FACILITY CONDITION INDEX	0.39
	POOR