WIGGS MIDDLE

Front Door Image



Physical Address:
1300 Circle Drive
El Paso, Texas 79902

Building Completed: 1987
Optimal Capacity: 956
Building Area: 107,697 SF
Site Acreage: 11.50
Fall 2025 Enrollment: 943

WIGGS MIDDLE

Site Aerial





EL PASO ISD
it starts with us

Wiggs Middle 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	$8,519,837
Priority 2	$12,262,423
Priority 3	$5,382,251
Priority 4	$7,643,807
Priority Totals	$33,808,319

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	$0	$0	$301,944	$0	$301,944
Electrical	$0	$0	$5,080,307	$0	$5,080,307
Exterior Enclosure	$0	$2,681,814	$0	$0	$2,681,814
Fire Protection	$0	$120,238	$0	$7,643,807	$7,764,045
HVAC	$6,770,931	$0	$0	$0	$6,770,931
Interior Construction	$0	$911,747	$0	$0	$911,747
Interior Finishes	$0	$4,516,725	$0	$0	$4,516,725
Plumbing	$0	$916,767	$0	$0	$916,767
Roofing	$0	$1,221,967	$0	$0	$1,221,967
Safety & Security	$1,748,906	$0	$0	$0	$1,748,906
Site	$0	$1,052,297	$0	$0	$1,052,297
Stairs	$0	$0	$0	$0	$0
Structure	$0	$840,869	$0	$0	$840,869
Priority Totals	**$8,519,837**	**$12,262,423**	**$5,382,251**	**$7,643,807**	**$33,808,319**

TOTALS P1	**$8,519,837**
TOTALS P1 + P2	**$20,782,260**
TOTALS P1 + P2 + P3	$26,164,511
TOTALS P1 + P2 + P3 + P4	$33,808,319

EL PASO ISD
it starts with us

Wiggs Middle School

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				
CONVEYING							$301,944
	1	The elevator had exceeded its expected useful life. Facility maintenance staff reported that the elevator was frequently out of order and the controls have caught on fire in the past.	Replace the aged elevator.	3	Wiggs MS Main Building Wiggs MS	Elevators, Lifts, and Escalators	
ELECTRICAL							$5,080,307
	2	The motor control center had exceeded its expected useful life.	Replace the motor control center.	3	Wiggs MS Building 03 Wiggs MS	Electrical Distribution	
	3	The panelboards were manufactured by Federal Pacific Electric, and while these panelboards were not observed with the problematic "Stab-Lok" breakers, the panels have an increased risk of failure. Additionally, the panelboards had exceeded their expected useful lives.	Replace the panelboards.	3	Wiggs MS Building 03 Wiggs MS	Electrical Distribution	
	4	The original electrical distribution equipment for the building was observed to be manufactured by Federal Pacific Electric, and while the problematic "Stab-Lok" breakers were not observed in the equipment, there is an increased risk of failure. In addition, the majority of the system had either exceeded or was approaching the end of its expected useful life.	Replace the electrical distribution equipment throughout the building.	3	Wiggs MS Main Building Wiggs MS	Electrical Distribution	
	5	The interior fluorescent lighting had exceeded its expected useful life.	Replace the aged interior fluorescent lighting.	3	Wiggs MS Building 03 Wiggs MS	Lighting	
	6	The interior fluorescent lighting had exceeded its expected useful life.	Replace the interior lights with LED fixtures.	3	Wiggs MS Main Building Wiggs MS	Lighting	
EXTERIOR ENCLOSURE							$2,681,814
	7	The exterior doors had exceeded their expected useful life	Replace the exterior doors.	2	Wiggs MS Building 03 Wiggs MS	Exterior Doors	
	8	The exterior doors had exceeded their expected useful lives and had minor damage throughout.	Replace the exterior doors.	2	Wiggs MS Main Building Wiggs MS	Exterior Doors	
	9	Water staining was observed on brick veneer.	Clean, repoint, and seal the brick exterior.	2	Wiggs MS Building 03 Wiggs MS	Exterior Walls	
	10	The stucco was spalling at the top of the relief band and there was evidence of water damage at the breezeway.	Repair damaged areas of stucco.	2	Wiggs MS Building 03 Wiggs MS	Exterior Walls	
	11	The stucco had cracks and spalls throughout.	Repair damaged stucco.	2	Wiggs MS Main Building Wiggs MS	Exterior Walls	

EL PASO ISD
it starts with us

Wiggs Middle School

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				
	12	There was water staining on the brick veneer, typically below the stucco bands, and the sealant at the expansion joints in the building exterior were degraded.	Replace the expansion joint material and clean, repoint, and seal the building exterior.	2	Wiggs MS Main Building Wiggs MS	Exterior Walls	
	13	The exterior windows had exceeded their expected useful lives and had single-pane glazing.	Replace the exterior windows with insulated double pane windows.	2	Wiggs MS Building 03 Wiggs MS	Exterior Windows	
	14	The storefronts had exceeded their expected useful lives and had single-pane glazing.	Replace the storefronts with insulated double pane storefront.	2	Wiggs MS Building 03 Wiggs MS	Exterior Windows	
	15	The windows had leaks and single-pane glazing.	Replace the exterior windows throughout with insulated double-pane windows.	2	Wiggs MS Main Building Wiggs MS	Exterior Windows	
	16	The storefronts had leaks and single-pane glazing.	Replace the storefronts throughout with insulated double-pane storefronts.	2	Wiggs MS Main Building Wiggs MS	Exterior Windows	
FIRE PROTECTION							$7,764,045
	17	The fire alarm control panel had exceeded its expected useful life.	Replace the fire alarm control panel.	2	Wiggs MS Main Building Wiggs MS	Fire Alarm	
	18	The hood fire suppression system had exceeded its expected useful life.	Replace the aged hood fire suppression system.	2	Wiggs MS Building 03 Wiggs MS	Fire Protection / Suppression	
	19	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Wiggs MS Building 03 Wiggs MS	Fire Protection / Suppression	
	20	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current district and design standards.	4	Wiggs MS Main Building Wiggs MS	Fire Protection / Suppression	
HVAC							$6,770,931
	21	One of the hot water distribution pumps had exceeded its expected useful life.	Replace the aged heating hot water distribution pump.	1	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	22	The air curtain had exceeded its expected useful life.	Replace the air curtain.	1	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	23	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. The evaporative coolers had exceeded their expected useful lives.	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	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	24	The heating hot water expansion tank had exceeded its expected useful life.	Replace the heating hot water expansion tank.	1	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	25	The kitchen hood exhausts were corroded and had exceeded their expected useful lives.	Replace the kitchen hood exhausts.	1	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	26	The rooftop exhaust fans had exceeded their expected useful lives.	Replace the rooftop exhaust fans.	1	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	27	The two-pipe fan coil units had exceeded their expected useful lives.	Replace the two-pipe fan coil units.	1	Wiggs MS Building 03 Wiggs MS	Mechanical / HVAC	
	28	Boiler B-1 had a limit trip error at the time of assessment.	Perform maintenance and repair the limit trip error.	1	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	

EL PASO ISD
it starts with us

Wiggs Middle School

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				
	29	Four of the hot water distribution pumps had exceeded their expected useful lives. In addition, one of those pumps was corroded.	Replace the aged hot water distribution pumps.	1	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	
	30	The majority of the rooftop exhaust fans had exceeded their expected useful lives.	Replace the aged rooftop exhaust fans.	1	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	
	31	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current district standards. The evaporative coolers had exceeded their expected useful lives.	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	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	
	32	The building reportedly had fan coil units mounted above the ceiling with heating hot water coils. It was assumed that the units were original and had exceeded their expected useful lives.	Replace the fan coil units throughout the building including new ductwork and controls.	1	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	
	33	The rooftop make-up air units had exceeded their expected useful lives.	Replace the rooftop make-up air units.	1	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	
	34	The hydronic unit heaters had exceeded their expected useful lives.	Replace the unit heaters.	1	Wiggs MS Main Building Wiggs MS	Mechanical / HVAC	
INTERIOR CONSTRUCTION							$911,747
	35	The interior wood doors were original to the facility's construction and were in varying condition between fair and poor.	Replace the interior wood doors throughout.	2	Wiggs MS Main Building Wiggs MS	Interior Doors	
	36	The aged casework had damaged counters.	Replace the aged casework and counters.	2	Wiggs MS Building 03 Wiggs MS	Interior Specialties	
	37	The casework was observed to be in fair condition throughout with areas of damaged countertop and misaligned doors.	Replace casework throughout.	2	Wiggs MS Main Building Wiggs MS	Interior Specialties	
INTERIOR FINISHES							$4,516,725
	38	The ACT had discolored grids, sagging and stained panels.	Repair ACT ceilings after roof covering replacement.	2	Wiggs MS Building 03 Wiggs MS	Interior Ceiling Finishes	
	39	The aged ACT had discolored grids and sagging, stained panels.	Replace all ACT ceiling finishes.	2	Wiggs MS Main Building Wiggs MS	Interior Ceiling Finishes	
	40	The quarry tile had raised tiles and mismatching patches.	Replace the quarry tile in the kitchen.	2	Wiggs MS Building 03 Wiggs MS	Interior Floor Finishes	
	41	There was mismatched floor tile patchwork observed.	Replace tile flooring in the restrooms.	2	Wiggs MS Building 03 Wiggs MS	Interior Floor Finishes	
	42	The VCT was worn, damaged, and had multiple mismatched patches.	Replace all VCT throughout the facility.	2	Wiggs MS Main Building Wiggs MS	Interior Floor Finishes	
	43	The aged carpet had excessive wear and staining.	Replace the carpet in the music and band rooms.	2	Wiggs MS Main Building Wiggs MS	Interior Floor Finishes	
	44	The ceramic tile wall finish had exceeded expected useful life and was repaired with mismatched materials over time.	Replace the ceramic tile wall finishes.	2	Wiggs MS Building 03 Wiggs MS	Interior Wall Finishes	

EL PASO ISD
it starts with us

Wiggs Middle School

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				
	45	The ceramic tile wall finish was repaired with mismatched tile over time and was deteriorated.	Replace ceramic wall tile throughout.	2	Wiggs MS Main Building Wiggs MS	Interior Wall Finishes	
PLUMBING							$916,767
	46	It was reported that the sanitary waste and vent piping had ongoing issues with failure.	It is recommended that a full survey of the waste and vent system be performed to determine the extent of the issues with the system and determine a proper repair.	2	Wiggs MS Building 03 Wiggs MS	Domestic Water Distribution	
	47	The domestic water heater was approaching the end of its expected useful life.	Plan to replace the domestic water heater.	2	Wiggs MS Building 03 Wiggs MS	Domestic Water Distribution	
	48	EPISD stated there were leaks in the main sanitary waste and domestic water distribution pipe.	Perform a more in-depth survey of the sanitary waste & vent and domestic water systems to determine the extent of the damage and ultimately provide recommendations for an appropriate repair.	2	Wiggs MS Main Building Wiggs MS	Domestic Water Distribution	
	49	The plumbing fixtures had exceeded their expected useful lives.	Replace the plumbing fixtures.	2	Wiggs MS Building 03 Wiggs MS	Plumbing Fixtures	
	50	The majority of the plumbing fixtures had exceeded or were approaching the end of their expected useful lives.	Replace the aged plumbing fixtures.	2	Wiggs MS Main Building Wiggs MS	Plumbing Fixtures	
ROOFING							$1,221,967
	51	Granules were missing from sheets and evidence of bubbles and leaks.	Replace the existing modified bitumen roofing with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Wiggs MS Building 03 Wiggs MS	Roof	
	52	The roof hatch had weak springs and would not lock in the open position.	Replace the roof hatch.	2	Wiggs MS Building 03 Wiggs MS	Roof	
	53	A substantial amount of the roof was showing damage and had far exceeded its expected useful life.	Replace the modified bitumen roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Wiggs MS Main Building Wiggs MS	Roof	
	54	The roof hatch was difficult to latch and had exceeded its expected useful life.	Replace the roof hatch.	2	Wiggs MS Main Building Wiggs MS	Roof	
SAFETY & SECURITY							$1,748,906
	55	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Wiggs MS Site Wiggs MS	Communications & Security	
	56	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Wiggs MS Site Wiggs MS	Communications & Security	
	57	Fencing and gatesa are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Wiggs MS Site Wiggs MS	Communications & Security	

EL PASO ISD
it starts with us

Wiggs Middle School

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				
SITE							$1,052,297
	58	Site lighting was not observed.	Add site lighting.	2	Wiggs MS Site Wiggs MS	Site	
	59	Cracking was observed on the north exterior stairs, likely due to settlement issues.	Investigate settlement issues and repair cracking appropriately.	2	Wiggs MS Site Wiggs MS	Site	
	60	Paving at the front of the facility appears to slope towards the building causing flooding during major rain storms.	Investigate slope and drainage issues at the front of the building. If necessary regrade and/or add additional drainage.	2	Wiggs MS Site Wiggs MS	Site	
	61	Tripping hazard at the bottom of the stone work due to soil wash out from Lamar sink hole.	Remove excess soil and perform structural study on stone work to ensure significant undermining has not occurred.	2	Wiggs MS Site Wiggs MS	Site	
	62	Major cracking and degranulation on the basketball courts.	Repair cracking and coat basketball courts.	2	Wiggs MS Site Wiggs MS	Site	
	63	Areas of cracked sidewalks throughout.	Replace damaged sections of sidewalks throughout.	2	Wiggs MS Site Wiggs MS	Site	
	64	There was moderate cracking and deterioration of the asphalt paved parking and drive aisles.	Seal the cracks in the asphalt surfaces, sealcoat and restripe the parking and drive aisles.	2	Wiggs MS Site Wiggs MS	Site	
STAIRS							$0
STRUCTURE							$840,869
	65	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	Wiggs MS Main Building Wiggs MS	Structure	
	66	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.	Carry an allowance to replace 35% of the metal decking at the time of the roof covering replacement.	2	Wiggs MS Building 03 Wiggs MS	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)	$8,519,837
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	$12,262,423
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	$5,382,251
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	$7,643,807

EL PASO ISD
it starts with us

Wiggs Middle School

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				
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							**$8,519,837**
PRIORITY 2 TOTAL							**$12,262,423**
PRIORITY 3 TOTAL							**$5,382,251**
PRIORITY 4 TOTAL							**$7,643,807**
			FACILITY CONDITION REPAIR COST				**$33,808,319**
			CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)				**$70,649,232**
FACILITY CONDITION INDEX							**0.48**
							POOR