

FRANKLIN HIGH & 9TH GRADE CENTER

Front Door Image



Physical Address:
900 N Resler Drive
El Paso, Texas 79912

Building Completed: 1994
Optimal Capacity: 3,772
Building Area: 312,342 SF
Site Acreage: 41.21
Fall 2025 Enrollment: 2,835

FRANKLIN HIGH & 9TH GRADE CENTER

Site Aerial





EL PASO ISD
it starts with us

Franklin High 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	\$2,824,251
Priority 2	\$19,433,624
Priority 3	\$2,706,613
Priority 4	\$1,690,363
Priority Totals	\$26,654,851

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$469,282	\$0	\$469,282
Electrical	\$0	\$0	\$2,237,332	\$0	\$2,237,332
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$69,614	\$0	\$1,690,363	\$1,759,977
HVAC	\$518,782	\$6,485,098	\$0	\$0	\$7,003,880
Interior Construction	\$0	\$75,691	\$0	\$0	\$75,691
Interior Finishes	\$0	\$7,642,738	\$0	\$0	\$7,642,738
Plumbing	\$0	\$3,254,364	\$0	\$0	\$3,254,364
Roofing	\$0	\$1,067,360	\$0	\$0	\$1,067,360
Safety & Security	\$2,305,469	\$0	\$0	\$0	\$2,305,469
Site	\$0	\$838,760	\$0	\$0	\$838,760
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$2,824,251	\$19,433,624	\$2,706,613	\$1,690,363	\$26,654,851
TOTALS P1					\$2,824,251
TOTALS P1 + P2					\$22,257,875
TOTALS P1 + P2 + P3					\$24,964,488
TOTALS P1 + P2 + P3 + P4					\$26,654,851



EL PASO ISD
it starts with us

Franklin High 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						\$469,282
	1	Both elevators had exceeded their expected useful life.	Replace the aged elevators.	3	Franklin HS Main Building Franklin HS	Elevators, Lifts, and Escalators
ELECTRICAL						\$2,237,332
	2	The motor control center was approaching the end of its expected useful life.	Plan to replace the motor control center.	3	Franklin HS Cooling Towers Franklin HS	Electrical Distribution
	3	The panelboards were approaching the end of their expected useful life.	Plan to replace the panelboards.	3	Franklin HS Cooling Towers Franklin HS	Electrical Distribution
	4	The motor control centers were approaching the end of their expected useful life.	Plan to replace the motor control centers.	3	Franklin HS Main Building Franklin HS	Electrical Distribution
	5	The panelboards were approaching the end of their expected useful life.	Plan to replace the panelboards.	3	Franklin HS Main Building Franklin HS	Electrical Distribution
	6	The distribution panelboards were approaching the end of their expected useful life.	Plan to replace the panelboards.	3	Franklin HS Music Building Franklin HS	Electrical Distribution
EXTERIOR ENCLOSURE						\$0
FIRE PROTECTION						\$1,759,977
	7	The building did not have a fire alarm system.	Install fire alarm system to meet current District and design standards.	2	Franklin HS Cooling Towers Franklin HS	Fire Alarm
	8	The fire alarm control panel had exceeded its expected useful life.	Replace the aged fire alarm control panel.	2	Franklin HS Main Building Franklin HS	Fire Alarm
HVAC						\$7,003,880
	9	The rooftop exhaust fans were approaching the end of their expected useful life.	Plan to replace the rooftop exhaust fans.	1	Franklin HS Field House Franklin HS	Mechanical / HVAC
	10	The building utilized evaporative cooling for conditioned air which has been identified by EPISD as not meeting the current District standards. Additionally, the evaporative coolers were corroded and had exceeded their expected useful life.	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	Franklin HS Field House Franklin HS	Mechanical / HVAC
	11	The rooftop make-up air units (MAU's) utilized evaporative cooling which has been identified by EPISD as not meeting current District standards. Additionally, the MAU's had exceeded their expected useful life.	Replace the make-up air units with package rooftop units that utilize refrigerated cooling.	1	Franklin HS Field House Franklin HS	Mechanical / HVAC
	12	The rooftop exhaust fans were approaching the end of their expected useful life.	Plan to replace the rooftop exhaust fans.	1	Franklin HS Locker Room Building Franklin HS	Mechanical / HVAC



EL PASO ISD
it starts with us

Franklin High 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			
	13	The building utilized evaporative cooling sections for conditioned air which has been identified by EPISD as not meeting the current District standards. Additionally, the evaporative coolers sections were typically corroded and the rooftop package units were approaching the end of their expected useful life.	Replace the make-up air units with package rooftop units that utilize refrigerated cooling.	1	Franklin HS Locker Room Building Franklin HS	Mechanical / HVAC
	14	The boilers were approaching the end of their expected useful life.	Plan to replace the boilers.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	15	The chilled water expansion tank was approaching the end of its expected useful life.	Plan to replace the chilled water expansion tank.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	16	One of the heating hot water expansion tanks was approaching the end of its expected useful life.	Plan to replace the heating hot water expansion tank.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	17	Three air compressor systems were abandoned in place. The systems had exceeded their expected useful life.	Remove and dispose of the abandoned equipment.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	18	The chilled water pumps had exceeded their expected useful life.	Replace the chilled water pumps.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	19	The evaporative cooler had exceeded its expected useful life. The functionality of the asset was unable to be determined at the time of assessment as the equipment was turned off at its disconnect.	Replace the evaporative cooler.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	20	The thru-wall exhaust fan had exceeded its expected design life.	Replace the exhaust fan.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	21	The gas unit heater had exceeded its expected useful life.	Replace the gas unit heater.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	22	The heating hot water pumps had exceeded their expected useful life.	Replace the heating hot water pumps.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	23	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	2	Franklin HS Cooling Towers Franklin HS	Mechanical / HVAC
	24	The air curtain above the exterior kitchen doors had exceeded its expected useful life.	Replace the air curtain.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	25	Most of the air handling units had exceeded their expected useful life.	Replace the air handling units.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	26	There was a damaged section of baseboard housing and the baseboard heating system was either nearing or had exceeded its expected useful life.	Replace the baseboard heating.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	27	A section of duct for the dust collection system was damaged and corroded.	Replace the ductwork for the dust collection system.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC



Franklin High 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			
	28	The furnace in the custodial storage had exceeded its expected useful life.	Replace the furnace.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	29	The kitchen hood make-up air unit (MAU) and exhaust fan had exceeded their expected useful life.	Replace the kitchen hood make-up air unit (MAU) and exhaust fan.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	30	The return air fans had exceeded their expected useful life.	Replace the return air fans.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	31	The three heating hot water pumps were observed with corrosion at the pump seal and were either nearing or had exceeded their expected useful life.	Replace the three heating hot water circulating pumps.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	32	The utility-set type fans exhaust fans had exceeded their expected useful life.	Replace the utility set type fans throughout the building.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	33	The walk-in cooler and freezer compressors utilized R-22 refrigerant which is an ozone depleting gas that is no longer in production or available via import.	Replace the walk-in cooler and freezer split systems with a units that utilizes non-ozone depleting gas. Pricing includes new electrical disconnect and feeder and connection to the existing EMS.	2	Franklin HS Main Building Franklin HS	Mechanical / HVAC
	34	The air handling units had exceeded their expected useful life.	Replace the air handling units.	2	Franklin HS Music Building Franklin HS	Mechanical / HVAC
	35	The exhaust fan had exceeded its expected useful life.	Replace the exhaust fan.	2	Franklin HS Music Building Franklin HS	Mechanical / HVAC
	36	The fin tube radiant heater had exceeded its expected useful life.	Replace the fin tube radiant heater.	2	Franklin HS Music Building Franklin HS	Mechanical / HVAC
	37	The HVAC controls had exceeded their expected useful life.	Replace the HVAC controls.	2	Franklin HS Music Building Franklin HS	Mechanical / HVAC
INTERIOR CONSTRUCTION						\$75,691
	38	Facility staff reported that the interior fire doors had an unreliable magnet system that did not function consistently.	Inspect and repair the interior fire door system.	2	Franklin HS Main Building Franklin HS	Interior Doors
	39	Approximately 5% of the interior doors were damaged, particularly the doors at the small gym and cafeteria.	Repair damaged interior doors.	2	Franklin HS Main Building Franklin HS	Interior Doors
	40	The laminate countertops were heavily damaged.	Replace the laminate countertops.	2	Franklin HS Field House Franklin HS	Interior Specialties
INTERIOR FINISHES						\$7,642,738
	41	The ACT in storage rooms had water staining.	Replace stained ACT panels in storage areas.	2	Franklin HS Field House Franklin HS	Interior Ceiling Finishes
	42	There was an area of water damaged ceiling tile along the west perimeter of the building.	Replace the damaged ceiling tiles after the source of the water is repaired.	2	Franklin HS Locker Room Building Franklin HS	Interior Ceiling Finishes
	43	Sections of the ACT ceiling tiles throughout the second floor were observed with water staining and damage.	Replace the damaged ACT ceiling tiles.	2	Franklin HS Main Building Franklin HS	Interior Ceiling Finishes
	44	A small number of ceiling tiles throughout the building had stains and water damage.	Replace the stained ACT ceiling tiles.	2	Franklin HS Music Building Franklin HS	Interior Ceiling Finishes



EL PASO ISD
it starts with us

Franklin High 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 VCT was observed to be damaged throughout.	Replace all VCT in the building.	2	Franklin HS Field House Franklin HS	Interior Floor Finishes
	46	EPISD Facility Maintenance staff reported the wood floor in the auxiliary gym was problematic due to reoccurring moisture issues from an unknown source. Recent repairs had been completed to the floor but the damage has reoccurred.	Determine the source of the moisture near the auxiliary gym southwest entrance and repair the gym floor once the moisture source has been eliminated.	2	Franklin HS Main Building Franklin HS	Interior Floor Finishes
	47	The carpet in the administration area was stained, worn and had exceeded expected useful life.	Replace the carpet in the administration area.	2	Franklin HS Main Building Franklin HS	Interior Floor Finishes
	48	The ceramic tile in the kitchen and restrooms was damaged and had exceeded expected useful life.	Replace the ceramic tile floor finish in the restrooms and kitchen.	2	Franklin HS Main Building Franklin HS	Interior Floor Finishes
	49	The VCT throughout had exceeded the end of its expected useful life. Portions of the tile was cracked, damaged, missing or scratched. Sections of tile had been replaced with mismatched tiles.	Replace the VCT throughout.	2	Franklin HS Main Building Franklin HS	Interior Floor Finishes
	50	The carpet in aisles of the auditorium was worn and stained.	Replace the carpet in the aisles of the auditorium.	2	Franklin HS Music Building Franklin HS	Interior Floor Finishes
	51	The VCT had cracking and discoloration throughout.	Replace the VCT flooring in the corridor and music rooms.	2	Franklin HS Music Building Franklin HS	Interior Floor Finishes
PLUMBING						\$3,254,364
	52	The domestic water boiler was approaching the end of its expected useful life.	Plan to replace the domestic water boiler.	2	Franklin HS Cooling Towers Franklin HS	Domestic Water Distribution
	53	Three of the expansion tanks were heavily corroded and were approaching the end of their expected useful life.	Replace the aged expansion tanks.	2	Franklin HS Cooling Towers Franklin HS	Domestic Water Distribution
	54	The domestic water backflow preventer had exceeded its expected useful life.	Replace the domestic water backflow preventer.	2	Franklin HS Cooling Towers Franklin HS	Domestic Water Distribution
	55	The domestic water booster pumps had exceeded their expected useful life.	Replace the domestic water booster pumps.	2	Franklin HS Cooling Towers Franklin HS	Domestic Water Distribution
	56	The domestic water storage tank appeared to be heavily corroded under its insulation. Additionally, the tank was approaching the end of its expected useful life.	Replace the domestic water storage tank.	2	Franklin HS Cooling Towers Franklin HS	Domestic Water Distribution
	57	The water softening system had exceeded its expected useful life and appeared to be abandoned in place.	Replace the water softening system if the facility requires water treatment. If water softening is no longer required, remove the abandoned equipment.	2	Franklin HS Cooling Towers Franklin HS	Domestic Water Distribution
	58	EPISD staff reported that the original cast iron drains were still in use and were deteriorating and clogged easily.	Plan to replace the original sections of cast iron drain piping during the next major building renovation.	2	Franklin HS Main Building Franklin HS	Domestic Water Distribution



Franklin High 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			
	59	The water heater in the custodial storage mezzanine was severely corroded.	Replace the corroded water heater.	2	Franklin HS Main Building Franklin HS	Domestic Water Distribution
	60	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Franklin HS Field House Franklin HS	Plumbing Fixtures
	61	The drinking fountains had exceeded their expected useful life.	Replace the aged drinking fountains.	2	Franklin HS Locker Room Building Franklin HS	Plumbing Fixtures
	62	All plumbing fixtures were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Franklin HS Main Building Franklin HS	Plumbing Fixtures
	63	The drinking fountains, multi-occupant restrooms, and kitchen sinks were approaching or had exceeded their expected useful life.	Replace the aged plumbing fixtures.	2	Franklin HS Music Building Franklin HS	Plumbing Fixtures
ROOFING						
	64	The downspouts had deteriorated paint and sealant.	Clean, repaint, and reseal the downspouts.	2	Franklin HS Field House Franklin HS	Roof
	65	The roof covering was in poor condition with significant degranularization, evidence of past repairs, and signs of leaks on the interior.	Replace the roof covering with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Franklin HS Field House Franklin HS	Roof
	66	The parapet cap had been patched and appeared to allow water into the wall assembly.	Apply a water repellant to the parapet cap or install a metal coping system on the parapet.	2	Franklin HS Locker Room Building Franklin HS	Roof
	67	Roof hatch did not have lift springs or a hold-open arm which presents a potential life safety issue.	Install a new roof hatch with proper hardware.	2	Franklin HS Locker Room Building Franklin HS	Roof
	68	The aging downspouts had peeling paint and were leaking from behind their conductors and down the CMU walls.	Replace the downspouts.	2	Franklin HS Locker Room Building Franklin HS	Roof
	69	The aging roof covering had cap sheet granules that were mostly worn off and several large areas were patched with elastomeric coating.	Replace the roof covering.	2	Franklin HS Locker Room Building Franklin HS	Roof
	70	The gutters and downspouts had water leak staining near the joints and in some cases on the adjacent wall.	Clean the gutters and downspouts and seal the joints.	2	Franklin HS Main Building Franklin HS	Roof
	71	EPISD Facility Maintenance staff reported ongoing maintenance concerns at roof joints. A small portion of joints had been repaired. Stained ceiling tiles were observed on the second floor.	Seal the roof to wall flashings and around roof penetrations.	2	Franklin HS Main Building Franklin HS	Roof
	72	The metal standing seam roof covering was scratched.	Recoat approximately 10% of metal roof.	2	Franklin HS Music Building Franklin HS	Roof

\$1,067,360



EL PASO ISD
it starts with us

Franklin High 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			
	73	The gutters were observed with corrosion and there were sections of missing downspout. Additionally, the gutters and downspouts had exceeded their expected useful life.	Replace the buildings gutters and downspouts.	2	Franklin HS Music Building Franklin HS	Roof
	74	The aged built-up roof covering had deteriorated top coating and large patches.	Replace the built-up roof covering.	2	Franklin HS Music Building Franklin HS	Roof
SAFETY & SECURITY						\$2,305,469
	75	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Franklin HS Site Franklin HS	Communications & Security
	76	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Franklin HS Site Franklin HS	Communications & Security
	77	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Franklin HS Site Franklin HS	Communications & Security
SITE						\$838,760
	78	The parking lot was weathered and worn with minor cracking throughout.	Repair cracked and weathered areas of the parking lot.	2	Franklin HS Site Franklin HS	Site
	79	There was cracked pavement at the basketball courts.	Repair the cracked basketball court surfaces.	2	Franklin HS Site Franklin HS	Site
STAIRS						\$0
STRUCTURE						\$0
					Structure	



EL PASO ISD
it starts with us

Franklin High 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			
	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)				\$2,824,251
	2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)				\$19,433,624
	3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)				\$2,706,613
	4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)				\$1,690,363

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	\$2,824,251
PRIORITY 2 TOTAL	\$19,433,624
PRIORITY 3 TOTAL	\$2,706,613
PRIORITY 4 TOTAL	\$1,690,363
FACILITY CONDITION REPAIR COST	\$26,654,851
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$218,951,742

FACILITY CONDITION INDEX

0.12

FAIR



EL PASO ISD
it starts with us

Franklin High School 9th Grade Center

SUMMARY REPORT

Proposed Work Items

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

Priority	Total Cost
Priority 1	\$1,432,031
Priority 2	\$14,321,728
Priority 3	\$696,955
Priority 4	\$11,663,632
Priority Totals	\$28,114,346

CATEGORY	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Conveying	\$0	\$0	\$234,641	\$0	\$234,641
Electrical	\$0	\$0	\$462,314	\$0	\$462,314
Exterior Enclosure	\$0	\$1,026,839	\$0	\$0	\$1,026,839
Fire Protection	\$0	\$55,597	\$0	\$11,663,632	\$11,719,229
HVAC	\$0	\$5,938,300	\$0	\$0	\$5,938,300
Interior Construction	\$0	\$438,427	\$0	\$0	\$438,427
Interior Finishes	\$0	\$2,220,205	\$0	\$0	\$2,220,205
Plumbing	\$0	\$1,152,676	\$0	\$0	\$1,152,676
Roofing	\$0	\$2,215,521	\$0	\$0	\$2,215,521
Safety & Security	\$1,432,031	\$0	\$0	\$0	\$1,432,031
Site	\$0	\$1,274,164	\$0	\$0	\$1,274,164
Stairs	\$0	\$0	\$0	\$0	\$0
Structure	\$0	\$0	\$0	\$0	\$0
Priority Totals	\$1,432,031	\$14,321,728	\$696,955	\$11,663,632	\$28,114,346
TOTALS P1					\$1,432,031
TOTALS P1 + P2					\$15,753,759
TOTALS P1 + P2 + P3					\$16,450,714
TOTALS P1 + P2 + P3 + P4					\$28,114,346



EL PASO ISD
it starts with us

Franklin High School 9th Grade Center

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						\$234,641
	1	The elevator had exceeded its expected useful life.	Replace the aged elevator.	3	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Elevators, Lifts, and Escalators
ELECTRICAL						\$462,314
	2	The panelboards were approaching the end of their expected useful life.	Replace the aged panelboards.	3	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Electrical Distribution
	3	The transformers were approaching the end of their expected useful life.	Replace the aged transformers.	3	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Electrical Distribution
	4	The fluorescent lighting had exceeded its expected useful life.	Replace the fluorescent lights with LED fixtures.	3	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Lighting
EXTERIOR ENCLOSURE						\$1,026,839
	5	The glazed doors had exceeded expected useful life and a portion of the doors had damage to the hardware, were difficult to operate, and did not seal the building envelope.	Replace the glazed doors.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Exterior Doors
	6	The top of the parapet wall was cracked and damaged along the horizontal surface.	Repair and seal the concrete cap or add cap flashing to the top of the parapet wall to prevent water intrusion.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Exterior Walls
	7	The storefront had single pane glazing and evidence of leaks at the glazing seals. Corrosion was observed on the bottom frame members of the storefront on the north side of the second floor.	Replace all of the storefront with insulated double pane glazed storefront to meet EPISD Design Standards.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Exterior Windows
FIRE PROTECTION						\$11,719,229
	8	The fire alarm control panel had exceeded its expected useful life.	Replace the aged fire alarm control panel.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Fire Alarm
	9	The building was not protected by an automatic sprinkler system.	Install an automatic sprinkler system to meet current District and design standards.	4	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Fire Protection / Suppression
HVAC						\$5,938,300
	10	The evaporative coolers were approaching the end of their expected useful lives. The units appeared to be turned off and a project had been completed to provided the air washing units serving the gym and cafeteria with chilled water.	If the evaporative coolers are still in use, plan to replace the units. If they units are no longer needed, remove them from the roof.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	11	The boilers were approaching the end of their expected useful life.	Plan to replace the boilers.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC



EL PASO ISD
it starts with us

Franklin High School 9th Grade Center

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	The chilled water expansion tank was approaching the end of its expected useful life.	Plan to replace the chilled water expansion tank.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	13	The cooling towers were approaching the end of their expected useful life.	Plan to replace the cooling towers.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	14	The electric unit heater was approaching the end of its expected useful life.	Plan to replace the electric unit heater.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	15	The glycol system was approaching the end of its expected useful life.	Plan to replace the glycol system	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	16	The heating hot water expansion tanks were approaching the end of their expected useful life.	Plan to replace the heating hot water expansion tanks.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	17	The VAV's located throughout the facility were assumed to be approaching the end of their expected useful life.	Plan to replace the VAV's.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	18	The majority of the air handling units throughout the building had exceeded their expected useful life.	Replace the aged air handling units.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	19	The chilled water chemical feedwater system had exceeded its expected useful life.	Replace the chilled water chemical feedwater system.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	20	All of the chilled water distribution pumps were heavily corroded and showed signs of leaves. In addition, the pumps had exceeded their expected useful life.	Replace the chilled water distribution pumps.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	21	Two of the condenser water pumps had heavily corroded pump casings.	Replace the corroded condenser water pumps.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	22	The fan coil units had exceeded their expected useful life.	Replace the fan coil units.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	23	All of the hot water distribution pumps had heavily corroded pump casings and had exceeded their expected useful life.	Replace the hot water distribution pumps.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	24	The pneumatic controls had exceeded its expected design life.	Replace the HVAC controls.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	25	The hydronic unit heaters had exceeded their expected useful life.	Replace the hydronic unit heaters.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
	26	The rooftop exhaust fans had exceeded their expected useful life.	Replace the rooftop exhaust fans.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC



EL PASO ISD
it starts with us

Franklin High School 9th Grade Center

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			
	27	The split-systems serving the kitchen refrigeration equipment used R22 refrigerant and had exceeded their expected useful life.	Replace the split-systems.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Mechanical / HVAC
INTERIOR CONSTRUCTION						
	28	The lockers in the locker room showed heavy wear and tear.	Replace the athletic lockers.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Specialties
	29	Toilet partitions are worn and loose form walls.	Replace the toilet partitions.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Specialties
	30	A long narrow crack was observed in the gym's eastern wall.	It is recommended that a structural assessment of the building be performed to determine the cause of the cracking. Monitor the crack for expansion until that survey is completed.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Walls
	31	There were minor cracks in the gypsum board walls at 10% of door frames.	Repair cracks and install gypsum board control joints.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Walls
INTERIOR FINISHES						
	32	Major water damage to the ceilings was observed throughout.	Replace the damaged ACT throughout the school.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Ceiling Finishes
	33	Carpet was worn and had wrinkles.	Replace all of the carpet.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Floor Finishes
	34	The ceramic tile was damaged and worn.	Replace all of the ceramic floor tile.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Floor Finishes
	35	The VCT had moderate wear, cracked and chipped tiles, and mismatched patches.	Replace the VCT.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Interior Floor Finishes
PLUMBING						
	36	One of the domestic water expansion tanks was approaching the end of its expected useful life.	Plan to replace the aged domestic water expansion tank.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Domestic Water Distribution
	37	One of the domestic water storage tanks was approaching the end of its expected useful life.	Plan to replace the aged domestic water storage tank.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Domestic Water Distribution
	38	The natural-gas domestic water boilers were approaching the end of their expected useful life.	Plan to replace the natural-gas domestic water boilers.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Domestic Water Distribution



EL PASO ISD
it starts with us

Franklin High School 9th Grade Center

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			
	39	The backflow prevention devices located in the facility's mechanical rooms had exceeded their expected useful lives. In addition, one of the backflow preventers had an active leak at the time of assessment.	Replace the backflow prevention devices.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Domestic Water Distribution
	40	All plumbing fixtures had either exceeded or were approaching the end of their expected useful life.	Replace the aged plumbing fixtures.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Plumbing Fixtures
ROOFING						\$2,215,521
	41	The roof hatch was corroded.	Refinish the roof hatch.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Roof
	42	There was evidence of roof leaks at the steep sloped roofing areas. Additionally, the asphalt shingle roofing had exceeded its expected useful life.	Replace the asphalt shingle roofing including flashing and trims.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Roof
	43	The aged built-up roof coverings had areas of displaced gravel ballast.	Replace the built-up roof covering throughout with a single-ply membrane roofing system including insulation and flashing at rooftop equipment and parapet walls.	2	Franklin 9th Grade Center Main Building Franklin 9th Grade Center	Roof
SAFETY & SECURITY						\$1,432,031
	44	Campus has cameras but can benefit from additional locations.	Provide additional security cameras	1	Franklin 9th Grade Center Site Franklin 9th Grade Center	Communications & Security
	45	Exterior and interior door signage is needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant signage.	1	Franklin 9th Grade Center Site Franklin 9th Grade Center	Communications & Security
	46	Fencing and gates are needed to comply with TEA TAC Chapter 61 School Safety Requirements.	Provide chapter 61 compliant fencing.	1	Franklin 9th Grade Center Site Franklin 9th Grade Center	Communications & Security
SITE						\$1,274,164
	47	The pavilion structure had minor corrosion and deteriorated paint.	Clean the pavilion structure to remove corrosion and peeling paint, and repaint.	2	Franklin 9th Grade Center Site Franklin 9th Grade Center	Site
	48	Minor cracking and weathering was observed throughout site roadways and parking lots.	Repair cracking observed in roadway and parking lot surfaces.	2	Franklin 9th Grade Center Site Franklin 9th Grade Center	Site
	49	The sports courts were moderately deteriorated throughout and were observed with cracking and overgrown vegetation.	Replace the tennis court surface and repave basketball courts.	2	Franklin 9th Grade Center Site Franklin 9th Grade Center	Site
STAIRS						\$0



EL PASO ISD
it starts with us

Franklin High School 9th Grade Center

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			
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)	\$1,432,031
2	Should Do: Replacements of equipment & systems. (Life expectancy 3-5 years)	\$14,321,728
3	Would like to Do: Replacement of equipment & systems. (Life expectancy 6-10 years)	\$696,955
4	Future Consideration: Consider in strategic facility planning (Life Expectancy: 10+ years)	\$11,663,632

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	\$1,432,031
PRIORITY 2 TOTAL	\$14,321,728
PRIORITY 3 TOTAL	\$696,955
PRIORITY 4 TOTAL	\$11,663,632
FACILITY CONDITION REPAIR COST	\$28,114,346
CURRENT REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)	\$131,248,230

FACILITY CONDITION INDEX	0.21
	FAIR