



# FACILITY CONDITION ASSESSMENT

*Galindo ES* | February 2022



## Executive Summary

Galindo ES is located at 3800 S 2nd St in Austin, Texas. The oldest building is 31 years old (at time of 2020 assessment). It comprises 85,369 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$7,920,420. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Galindo ES the ten-year need is \$17,065,546.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Galindo ES facility has a 5-year FCA score of 50.87%.

## Summary of Findings

The table below summarizes the condition findings at Galindo ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$1,739,891	\$620,049	\$7,834	\$2,359,940	\$2,367,774	\$0	
<b>Permanent Building(s)</b>								
176A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$5,398,136	\$5,201,681	\$3,268,683	\$10,599,817	\$13,868,500	\$27,738,780	61.79%
176B	Mechanical Building	\$782,393	\$36,231	\$10,648	\$818,624	\$829,272	\$308,682	-165.20%
<b>Sub Total for Permanent Building(s):</b>		<b>\$6,180,529</b>	<b>\$5,237,912</b>	<b>\$3,279,331</b>	<b>\$11,418,441</b>	<b>\$14,697,772</b>	<b>\$28,047,458</b>	
<b>Total for Site:</b>		<b>\$7,920,420</b>	<b>\$5,857,961</b>	<b>\$3,287,165</b>	<b>\$13,778,381</b>	<b>\$17,065,546</b>	<b>\$28,047,458</b>	<b>50.87%</b>

## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$70,796	\$1,662,640	\$1,733,436	21.91 %
Roofing	\$1,993,560	\$0	\$0	\$0	\$0	\$1,993,560	25.19 %
Structural	\$6,455	\$0	\$0	\$0	\$0	\$6,455	0.08 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$1,286,798	\$42,699	\$132,094	\$1,239	\$1,462,830	18.49 %
Electrical	\$0	\$26,442	\$258,305	\$0	\$0	\$284,747	3.60 %
Plumbing	\$0	\$0	\$21,230	\$0	\$0	\$21,230	0.27 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$2,410,855	\$2,410,855	30.47 %
<b>Total:</b>	\$2,000,015	\$1,313,239	\$322,234	\$202,890	\$4,074,735	\$7,913,113	

The building systems at the site with the most need include:

Roofing	-	\$1,993,560
Site	-	\$1,733,436
Mechanical	-	\$1,462,830

The chart below represents the building systems and associated deficiency costs.

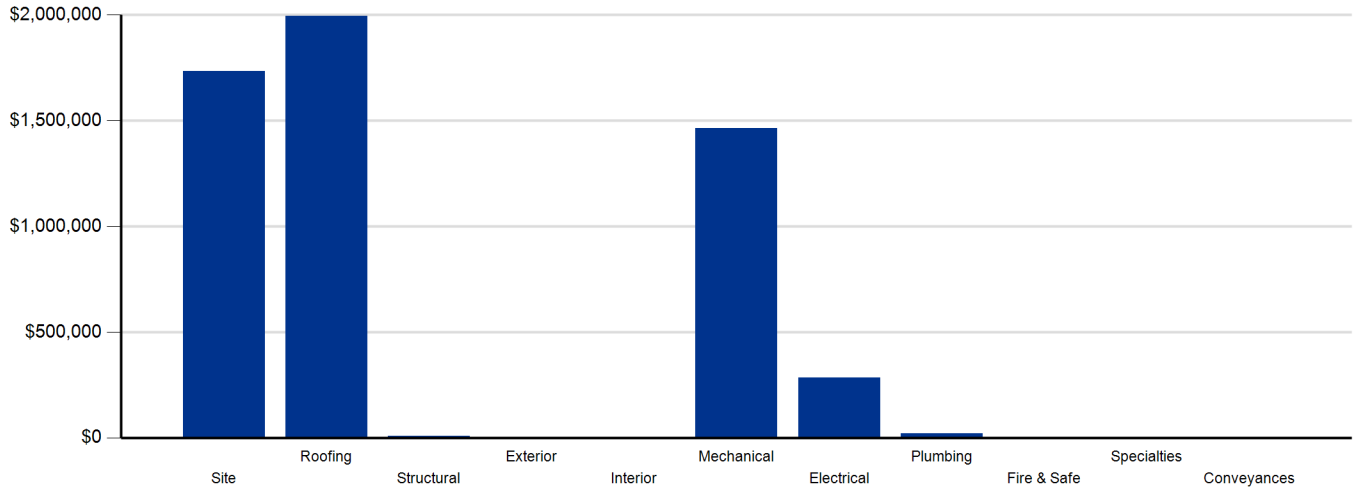


Figure 1: System Deficiencies

## Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$22,348	\$450,420	\$472,768
Roofing	\$0	\$0	\$0	\$106,543	\$0	\$106,543
Exterior	\$0	\$0	\$0	\$0	\$0	\$0
Interior	\$0	\$0	\$0	\$0	\$225,240	\$225,240
Mechanical	\$0	\$0	\$23,121	\$0	\$923,444	\$946,565
Electrical	\$0	\$40,738	\$0	\$0	\$1,710,500	\$1,751,238
Plumbing	\$0	\$0	\$0	\$0	\$708,911	\$708,911
Fire and Life Safety	\$0	\$0	\$140,988	\$194,422	\$879,994	\$1,215,404
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$431,292	\$0	\$431,292
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$40,738</b>	<b>\$164,109</b>	<b>\$754,605</b>	<b>\$4,898,509</b>	<b>\$5,857,961</b>

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$472,768	\$0	\$0	\$7,834	\$0	\$0	\$7,834	\$480,602
Roofing	\$106,543	\$0	\$0	\$0	\$0	\$0	\$0	\$106,543
Exterior	\$0	\$0	\$0	\$0	\$15,085	\$7,414	\$22,499	\$22,499
Interior	\$225,240	\$0	\$0	\$0	\$0	\$0	\$0	\$225,240
Mechanical	\$946,565	\$0	\$0	\$0	\$0	\$1,132,313	\$1,132,313	\$2,078,878
Electrical	\$1,751,238	\$0	\$0	\$188,730	\$0	\$0	\$188,730	\$1,939,968
Plumbing	\$708,911	\$0	\$0	\$0	\$0	\$3,084,892	\$3,084,892	\$3,793,803
Fire and Life Safety	\$1,215,404	\$0	\$0	\$0	\$0	\$0	\$0	\$1,215,404
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$431,292	\$0	\$0	\$0	\$0	\$0	\$0	\$431,292
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$5,857,961</b>	<b>\$0</b>	<b>\$0</b>	<b>\$196,564</b>	<b>\$15,085</b>	<b>\$4,224,619</b>	<b>\$4,436,268</b>	<b>\$10,294,229</b>

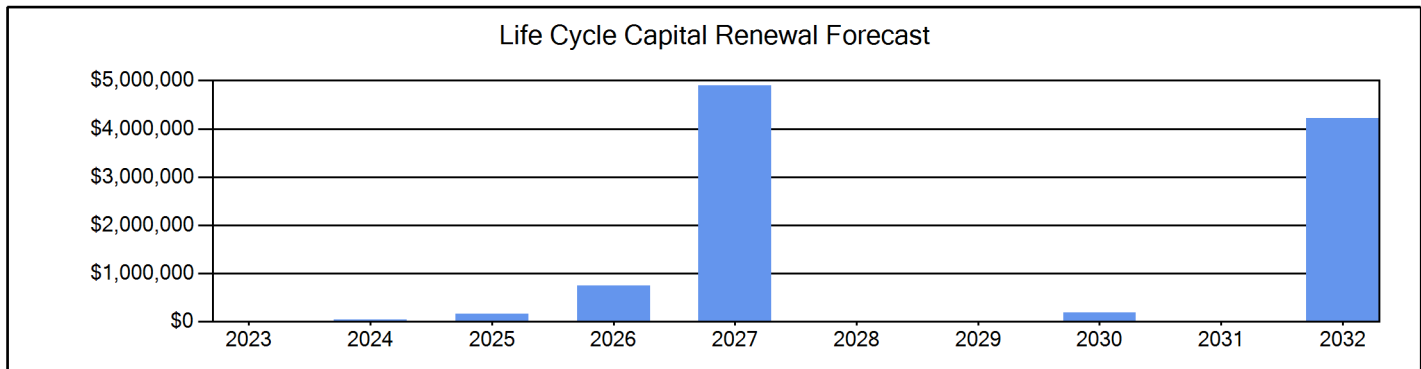


Figure 2: Ten Year Capital Renewal Forecast

## Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$28,047,458. For planning purposes, the total 5-year need at the Galindo ES is \$13,778,381 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Galindo ES facility has a 5-year FCA of 50.87%.

**5-Year Need vs. Replacement**

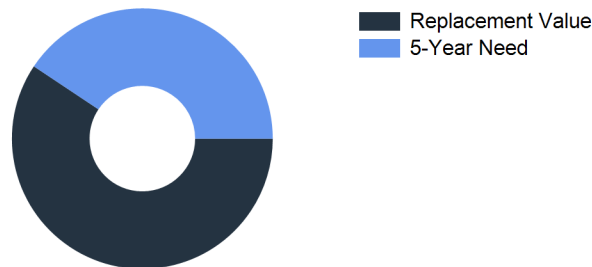


Figure 3: 5-Year FCA



## Galindo ES - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fencing Replacement (4' Chain Link Fence)	Capital Renewal	1,500	LF	4	\$70,796	1742
<b>PROGRAM DEFICIENCIES</b>	ADA Compliance	443,035	EACH	5	\$760,683	1719
<b>Note:</b> Site/Exterior Improvements Estimated Construction Cost for Site Plan Area C \$ 42,093.49 Estimated Construction Cost for Site Plan Area D \$ 37,799.20 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 79,892.68 Interior Improvements Estimated Construction Cost for Floor Plan Area 4A & 4B (x2) \$ 77,600.93 Estimated Construction Cost for Floor Plan Area 5 \$ 23,828.31 Estimated Construction Cost for Floor Plan Area 6 \$ 80,984.62 Estimated Construction Cost for Floor Plan Area 7 \$ 88,225.61 Estimated Construction Cost for Floor Plan Area 8 \$ 63,091.92 Estimated Construction Cost for Floor Plan Area 9 \$ 24,104.36 Estimated Construction Cost for Floor Plan Area 10 \$ 5,306.97 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 363,142.72 Total Estimated Construction Cost Subtotal for Program Deficiency Improvements \$ 443,035.40						
<b>Location:</b> AISD ADA REPORT						
<b>PUBLIC DEFICIENCIES</b>	ADA Compliance	301,421	EACH	5	\$517,534	1718
<b>Note:</b> Site/Exterior Improvements Estimated Construction Cost for Site Plan Area A \$ 103,186.93 Estimated Construction Cost for Site Plan Area B \$ 19,981.85 Estimated Construction Cost Subtotal for Site/Exterior Improvements Excluding Division 1 \$ 123,168.78 Interior Improvements Estimated Construction Cost for Floor Plan Area 1 \$ 15,162.32 Estimated Construction Cost for Floor Plan Area 2 \$ 99,810.14 Estimated Construction Cost for Floor Plan Area 3 \$ 63,280.17 Estimated Construction Cost Subtotal for Interior Improvements Excluding Division 1 \$ 178,252.63 Total Estimated Construction Cost Subtotal for Public Deficiency Improvements \$ 301,421.41						
<b>Location:</b> AISD ADA REPORT						
<b>TAS ACCESSIBILITY DEFICIENCIES</b>	ADA Compliance	223,895	EACH	5	\$384,423	1720
<b>Note:</b> Interior Improvements Estimated Construction Cost for Floor Plan Area 11 \$ 60,092.20 Estimated Construction Cost for Floor Plan Area 12 \$ 48,814.10 Estimated Construction Cost for Floor Plan Area 13 \$ 40,884.43 Estimated Construction Cost for Floor Plan Area 14 \$ 13,470.76 Estimated Construction Cost for Floor Plan Area 15 \$ 23,457.56 Estimated Construction Cost for Floor Plan Area 16 \$ 29,268.76 Estimated Construction Cost for Floor Plan Area 17 \$ 7,907.63 Estimated Construction Cost Subtotal for TAS Improvements Excluding Division 1 \$ 223,895.44 Total Estimated Construction Cost Subtotal for TAS Deficiency Improvements \$ 223,895.44						
<b>Location:</b> AISD ADA REPORT						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$1,733,436</b>	

#### Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Structural Study Recommended	Deferred Maintenance	1	Job	1	\$6,455	6671
<b>Note:</b> Structural study to detail scope of work based on the 2017 crawlspace deficiencies provided by AISD						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$6,455</b>	
<b>Sub Total for School and Site Level</b>		<b>5</b>	<b>items</b>		<b>\$1,739,891</b>	

## Building: 176A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P2	Capital Renewal	33,188	EACH	1	\$33,187	1802
AISD ROOFING P4	Capital Renewal	1,960,416	EACH	1	\$1,960,373	1803
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$1,993,560</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement	Capital Renewal	1	Ea.	2	\$41,601	1723
Cast Iron Water Boiler Replacement	Capital Renewal	1	Ea.	2	\$77,555	1724
Exterior Metal Cooling Tower Replacement	Capital Renewal	1	Ea.	2	\$105,407	1721

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC VAV Box Replacement	Capital Renewal	85	Ea.	2	\$329,278	1722
Circulation Pump Replacement	Capital Renewal	2	Ea.	3	\$28,763	1726
Existing Controls Are Obsolete	Capital Renewal	84,468	SF	4	\$130,701	1725
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	5	\$1,239	687
<b>Note:</b> Remove abandoned pump motor located between the cooling tower 15 Hp pumps in the yard adjacent to the gym.						
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$714,544</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Electrical Transformer Replacement	Capital Renewal	1	Ea.	2	\$9,908	660
<b>Location:</b> Main Electrical Room						
Canopy Lighting Replacement	Capital Renewal	86	Ea.	3	\$179,135	674
<b>Note:</b> Lights are aged and severely rusted.						
<b>Location:</b> Building surround and stand alone canopies						
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	1729
Public Address System Replacement, Non-main Building	Deferred Maintenance	84,468	SF	3	\$59,793	1727
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$250,640</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$6,384	1735
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$5,203	1736
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$5,203	1737
Sanitary Sewer Piping Replacement	Capital Renewal	4,000	SF	3	\$4,441	1732
<b>Note:</b> From school interview: Plumbing in the lounge gets backed up often.						
Day care backed up.						
<b>Location:</b> Daycare and Lounge						
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$21,230</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	1728
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Crawlspace**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	942,543	Ea.	5	\$1,107,348	6664
<b>Note:</b> SOIL/DRAINAGE BELOW BUILDING - Improve drainage and grading, remediate moldy soil, replcace rusted drains and removed clogs - 84644 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	706,907	Ea.	5	\$830,510	6665
<b>Note:</b> CRAWL SPACE ACCESS/VENTILATION - improve ventilation - 84644 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	235,636	Ea.	5	\$276,837	6666
<b>Note:</b> STANDARD FOUNDATIONS - repair columns - 84644 GSF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	35,578	Ea.	5	\$41,799	6667
<b>Note:</b> SPECIAL FOUNDATIONS - repair perimeter - 2556 LF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	61,245	Ea.	5	\$71,954	6668
<b>Note:</b> CRAWL SPACE, EXPOSED PIPES - gaps - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	34,798	Ea.	5	\$40,882	6669
<b>Note:</b> CRAWL SPACE, EQUIPMENT - Ensure condensate from HVAC is properly draining - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	35,345	Ea.	5	\$41,525	6670
<b>Note:</b> CRAWL SPACE, INSULATION - minor repairs - 84644 GSF						
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>		<b>\$2,410,855</b>	

**Sub Total for Building 176A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.**      **25 items**      **\$5,398,136**

**Building: 176B - Mechanical Building**

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Chiller HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$732,957	1739
Replace Variable Frequency Drive	Capital Renewal	1	Ea.	3	\$13,936	1740
Existing Controls Are Obsolete	Capital Renewal	900	SF	4	\$1,393	1741
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$748,286</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement <b>Note:</b> Rusted and old.	Capital Renewal	9	Ea.	2	\$16,533	1610
Interior Power Wiring Replacement	Deferred Maintenance	900	SF	3	\$1,069	691
Lighting Fixtures Replacement	Capital Renewal	900	SF	3	\$16,505	690
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$34,107</b>	
<b>Sub Total for Building 176B - Mechanical Building</b>		<b>6</b>	<b>items</b>		<b>\$782,393</b>	
<b>Total for Campus</b>		<b>36</b>	<b>items</b>		<b>\$7,920,420</b>	

## Galindo ES - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Playfield Areas	ES Playgrounds	1	Ea.	\$22,348	4
Parking Lot Pavement	Asphalt	114	CAR	\$165,391	5
Roadway Pavement	Asphalt Driveways	29,000	SF	\$186,482	5
Pedestrian Pavement	Sidewalks - Concrete	8,700	SF	\$98,547	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	100	LF	\$7,834	8
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$480,603</b>	

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	2,100	SF	\$106,543	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$106,543</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	2
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$40,738</b>	
<b>Sub Total for Building -</b>		<b>7</b>	<b>items</b>	<b>\$627,884</b>	

### Building: 176A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	4,223	SF	\$15,085	9
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$15,085</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	33,787	SF	\$151,398	5
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	5
Carpeting	Carpet	4,223	SF	\$53,469	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$220,999</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	2	Ea.	\$22,383	5
Facility Hydronic Distribution	4-Pipe System	84,468	SF	\$204,385	5
HVAC Air Distribution	Ductwork (Bldg.SF)	84,468	SF	\$668,348	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	5
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Exhaust Air	Wall Exhaust Fan	2	Ea.	\$9,463	5
Heat Generation	Boiler - Cast Iron - Water (1275 MBH)	1	Ea.	\$41,601	10
Heat Generation	Boiler - Cast Iron - Water (3264 MBH)	1	Ea.	\$77,555	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	84,468	SF	\$130,701	10
Central Cooling	Cooling Tower - Metal (750 Tons)	1	Ea.	\$105,407	10
Facility Hydronic Distribution	Pump- 25HP (Ea.)	2	Ea.	\$28,763	10
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>	<b>\$1,298,602</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Landscape Lighting	Ground Mounted Fixtures (Ea.)	5	Ea.	\$6,229	5
Lighting Fixtures	Light Fixtures (Bldg SF)	84,468	SF	\$1,549,020	5
Power Distribution	Power Wiring	84,468	SF	\$100,321	5
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	5
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$37,128	5
Power Distribution	Panelboard - 120/208 125A	8	Ea.	\$11,670	8
Electrical Service	Switchgear - Main Dist Panel (1600 Amps)	1	Ea.	\$55,918	8
Electrical Service	Transformer (45 KVA)	4	Ea.	\$23,676	8
Electrical Service	Transformer (75 KVA)	1	Ea.	\$7,287	8

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$5,564	8
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$10,999	8
Power Distribution	Panelboard - 277/480 225A	5	Ea.	\$46,862	8
Power Distribution	Panelboard - 277/480 100A	4	Ea.	\$26,754	8
<b>Sub Total for System</b>		<b>13</b>	<b>items</b>	<b>\$1,899,232</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Piping	Sanitary Sewer Piping	80,468	SF	\$89,338	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	84,468	SF	\$303,555	5
Plumbing Fixtures	Restroom Lavatory	14	Ea.	\$38,028	5
Plumbing Fixtures	Sink - Service / Mop Sink	5	Ea.	\$3,979	5
Plumbing Fixtures	Toilets	51	Ea.	\$258,029	5
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	5	Ea.	\$11,919	5
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	10
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	\$5,203	10
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	10
Domestic Water Equipment	Gas Piping System (BldgSF)	84,468	SF	\$2,928,950	10
Plumbing Fixtures	Classroom Lavatory	53	Ea.	\$135,918	10
<b>Sub Total for System</b>		<b>12</b>	<b>items</b>	<b>\$3,790,568</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	84,468	SF	\$134,120	3
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	84,468	SF	\$194,422	4
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	84,468	SF	\$879,994	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$1,215,403</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	49	Room	\$431,292	4
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$431,292</b>	
<b>Sub Total for Building 176A - Main building includes Administration Offices, Classrooms, Cafeteria, &amp; Gym.</b>		<b>45</b>	<b>items</b>	<b>\$8,871,180</b>	

**Building: 176B - Mechanical Building**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,414</b>	

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Coverings	Vinyl/Fabric Wall Covering	900	SF	\$4,241	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$4,241</b>	

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Facility Hydronic Distribution	Pump- 10HP (Ea.)	2	Ea.	\$23,121	3
Facility Hydronic Distribution	4-Pipe System	900	SF	\$2,178	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	5
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	5
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	900	SF	\$1,393	10
Central Cooling	Chiller - Indoor Water Cooled (300 ton)	2	Ea.	\$732,957	10
Other HVAC Distribution Systems	VFD (40 HP)	1	Ea.	\$13,936	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$780,276</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	900	SF	\$3,234	10
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$3,234</b>	
<b>Sub Total for Building 176B - Mechanical Building</b>		<b>10</b>	<b>items</b>	<b>\$795,165</b>	
<b>Total for: Galindo ES</b>		<b>62</b>	<b>items</b>	<b>\$10,294,229</b>	

## Supporting Photos

### General Site Photos



Classroom casework



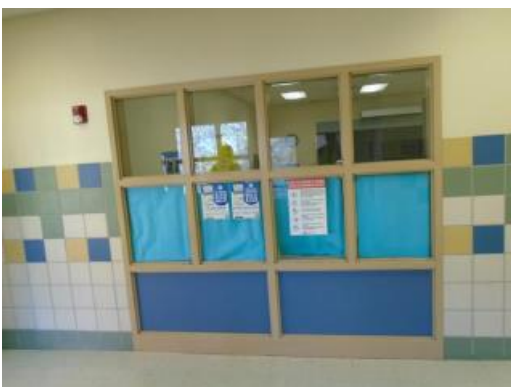
Interior wooden doors at men's and women's restrooms



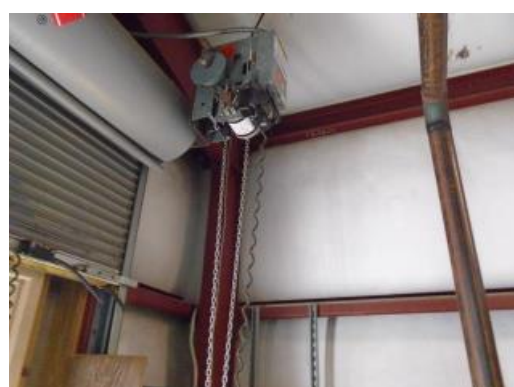
School library



Exterior windows are aged



Metal interior window and Ceramic Tile



Overhead door equipment



Interior lighting aged