



City of San Marcos

Facility Condition Assessment and Related Services

21 May 2025

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AlphaTM
Facilities Solutions
Building perspective.



May 21, 2025

Rachel Shelton, CTCD, CTCM
Procurement Program Administrator
City of San Marcos
512.393.8174
Rshelton@sanmarcostx.gov

Dear Ms. Shelton:

Re: Facility Condition Assessment, Asset Inventory, Asset Tagging, Accessibility Surveys, Preventive Maintenance Schedule Development and Labor Requirement Analysis Services

Approximate Gross Square Footage: 926,322 GSF

As a follow up to our recent discussion, thank you for the opportunity to provide you with a proposed scope of work, deliverables, schedule, and a proposal for your consideration.

Scope of Work

I. Capital Planning Facility Condition Assessment

As part of this work effort, we will perform a lifecycle cost analysis of the existing building systems to include current capital investment, current operating costs, and future capital replacement costs. The analysis will also include risk analysis of existing building systems.

Facilities will be assessed by our assessment teams comprised of qualified architects, engineers and/or construction professionals. Our teams will include a professional to assess architectural and mechanical, electrical and plumbing components of your facilities.

Our teams will evaluate the condition and estimate the remaining service life for the purposes of renewal forecasting for the building systems shown below.

1. **Exterior Enclosure B20:** B2010 Exterior Walls, B2020 Exterior Windows and B2030 Exterior Doors
2. **Roofing System B30:** B3010 Roof Coverings, Flashing, Trim, Gutters and Downspouts.
3. **Interior Construction C10:** C1010 Partitions and Walls, C1020 Interior Doors, C1030 Specialties (compartments, cubicles, toilet partitions, lockers, casework and cabinetry)
4. **Stairs C20:** C2010 Stair Construction (Interior / Exterior Stairs, Fire Escapes, Guardrails, Handrails and accessories)
5. **Interior Finishes C30:** C1010 Wall Finishes, C3020 Floor Finishes, C3030 Ceiling Finishes and C3040 Int Coatings / Special Finishes
6. **Conveying D10:** D1010 Elevators and Lifts
7. **Plumbing D20:** D2010 Plumbing Fixtures, D2020 Domestic Water Distribution, D2030 Sanitary Waste, D2040 Rainwater Drainage (Roof drains and sump pump systems)
8. **HVAC D30:** D3010 Energy Supply, D3020 Heat Generation Systems, D3030 Cooling Generation Systems, D3040 Distribution Systems, D3050 Terminal and Package Units
9. **Fire Protection D40:** D4010 Fire Alarm and Detection, D4020 Fire Supply Water Systems / Equipment, D4030 standpipe Systems, D4040 Sprinklers and D4090 Suppression Systems
10. **Electrical D50:** D5010 Electrical Service and Distribution, D5020 Lighting and Branch Wiring, D5030 Communications & Security, D5090 Lightning Protection Systems

11. **Site Improvements: G20:** G2010 Roadways, G2020 Parking Lots and G2030 Pedestrian Paving/Vehicular and Pedestrian Pavements (*Immediately adjacent to the facilities receiving services*) Assessment of G2010, G2020 and G2030 includes a visual inspection of the surfaces and associated curb, gutters and drainage inlets. These include visual inspections and will not require the removal of the associated grates or man hole lids. G2040 Site Development will include the visual assessment of all property fencing and gate systems to document deficient conditions where they exist and to create renewal schedules for the fencing systems at the system level. Site lighting systems will be assessed from a perspective of functionality only. City staff will be available to turn on the lighting systems so that non-functioning systems can be documented. A photometric study to determine adequacy of existing lighting systems is NOT included. We will also include inspections of current retaining walls and raised planter boxes. We will document deficient conditions and develop renewal schedules for these elements. Building and parking lot signage will be included as visual inspections to confirm that the signage exists and is securely fastened. D2050 Landscaping will include the visual assessment of all site drainage to ensure that positive drainage is occurring away from the facilities. We will also include visual inspections of any observed site drainage inlets or catch basins to document deficient conditions. Irrigation system inspections will include the visual observation of irrigation systems while in operation to document any deficiencies as well as leaks observed within the systems. A city provided resource will be responsible for turning on the systems and advancing through the zones as part of this work effort.

Assumptions

Client will provide mechanical room keys (when escorts are not available), floor plans and copies of maintenance logs as requested to support the project.

Definition of Data and Data Collection Standards

We will assist in defining facility condition data standards and collection standards. We will also use these standards to assess and report conditions for the property elements noted above.

Digital Photographs

Digital photos will be captured and used for internal quality control purposes. Photos will be captured for building identification and documentation of asset and system conditions. Select photos will be used within the narrative reports; however, all photos will be made available through a Share Point site for the client's convenience.

Corrective Action Recommendations and Costing

Using our internal capital planning software budgets will be provided for deficient conditions identified during the facility condition assessment. Parametric cost estimates are based on nationally recognized estimating data such as RSMeans.

Deficiency Prioritization

We understand the reduction of the current backlog of maintenance items to be a multi-year task, and we must be able to assign a priority to each deficiency. Before data collection begins, we will work with you to establish prioritization standards.

Data Analysis and Reports

Facility Condition Index (FCI)

We will develop an FCI to quantify the deficiencies in each building. Our data is used to report the relative condition of buildings using a ratio of needed repairs (NR) over current replacement value (CRV) for the facility condition index (FCI). This ratio will allow you to sort your facilities into a list of "worst first." This list will become a powerful document when planning and prioritizing remediation.

$$FCI = \left\{ \frac{\text{Needed Repairs}}{(CRV)} \right\} \times 100$$

We will provide an FCI for current timeframe and an extended FCI for current plus five years for all facilities/sites in which the FCA is conducted.

Facility Renewal Forecasting

Long-range funding for facilities is accomplished by identifying the rate of renewal required to maintain components of each facility as it depreciates and becomes unusable. As part of the facility renewal forecasting activities, we will:

1. Analyze and model the rates of depreciation of each facility and report on the annual reinvestment rate to replace components as they exceed useful service life, and
2. Determine approximate replacement cost of each building component where cumulating of components will equal the replacement value of the building.

After the condition assessments are complete, we will develop forecasts for the renewal of building systems through life-cycle analysis. These forecasts will assist in the creation of budgets for capital renewal. Additionally, they allow for the long-term projection of renewal cost. Future work will be estimated by taking the cost of a particular system renewal and forecasting the date of renewal by determining the expected life.

Examples of capital renewal forecast data are shown below and on the following pages.

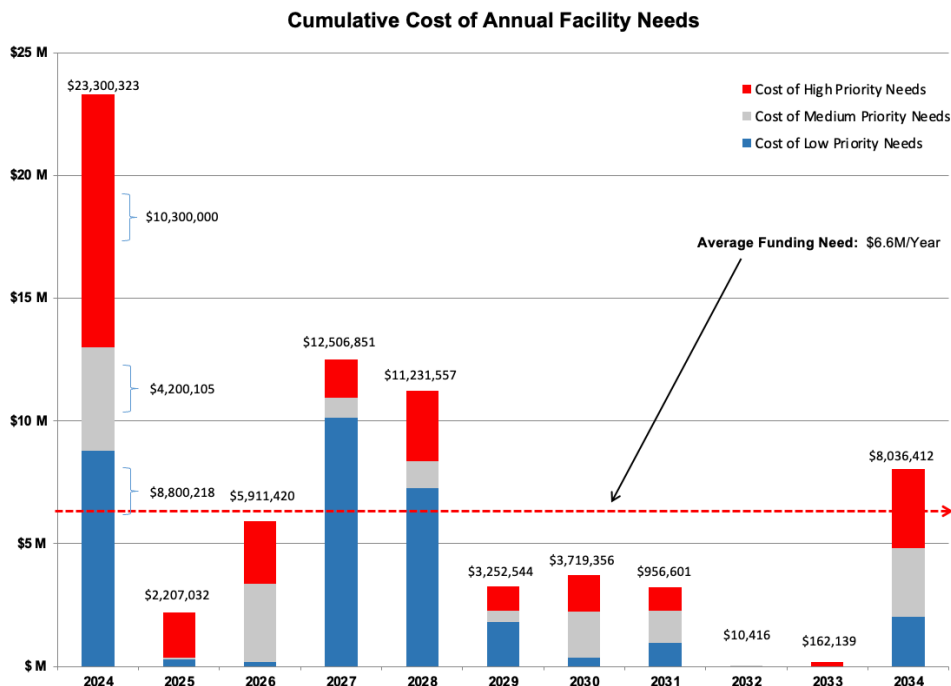
Capital Renewal Schedule (Tabular). This chart is an example of a tabular view of all of the current deficiencies together with a view of when the organization should budget for reinvestment in building systems as they approach their end of design life. The data is organized by building system following the UNIFORMAT structure.

Table 1. Sample Current and Forecasted Needs Summarized by System (Current + 5 years)

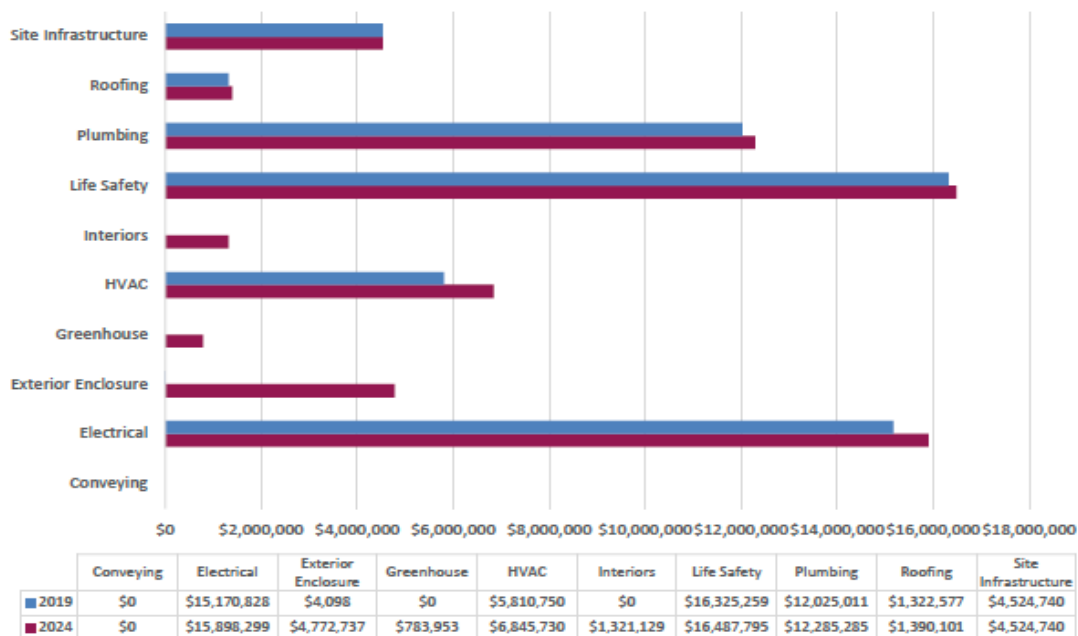
System	2024	2025	2026	2027	2028	2029
Needs by Year	\$21,282,581	\$807,548	\$242,118	\$5,741,521	\$331,765	\$4,960,827
Exterior Enclosure	\$2,312,018	\$0	\$94,499	\$92,827	\$17,274	\$70,633
Exterior Walls (Finishes)	\$468,513	\$0	\$0	\$0	\$0	\$43,928
Exterior Windows	\$1,254,078	\$0	\$81,959	\$1,710	\$0	\$0
Exterior Doors	\$457,757	\$0	\$0	\$91,117	\$17,274	\$1,626
Maintenance Roll-up Door	\$131,670	\$0	\$12,540	\$0	\$0	\$25,080
Roofing	\$571,445	\$37,643	\$0	\$110,381	\$0	\$10,383
Roof Coverings	\$571,445	\$37,643	\$0	\$110,381	\$0	\$10,383
Interior Construction	\$2,243,113	\$12,312	\$125,025	\$417,030	\$0	\$3,593
Interior Doors	\$1,713,068	\$0	\$117,674	\$294,799	\$0	\$0
Specialties	\$406,925	\$0	\$7,351	\$116,075	\$0	\$3,593
Toilet Partitions	\$123,120	\$12,312	\$0	\$6,156	\$0	\$0
Interiors	\$5,868,384	\$0	\$15,976	\$286,460	\$312,535	\$658,943
Ceiling Finishes	\$1,511,025	\$0	\$15,976	\$25,456	\$129,866	\$49,273
Floor Finishes	\$2,886,155	\$0	\$0	\$250,373	\$182,670	\$481,870
Wall Finishes	\$1,471,204	\$0	\$0	\$10,631	\$0	\$127,800
Plumbing	\$1,992,669	\$0	\$0	\$1,383,005	\$0	\$2,476,316
Domestic Water Distribution	\$123,038	\$0	\$0	\$365,305	\$0	\$297,300
Plumbing Fixtures	\$1,012,584	\$0	\$0	\$547,876	\$0	\$1,200,799
Sanitary Waste	\$857,047	\$0	\$0	\$469,824	\$0	\$978,217
HVAC	\$2,825,851	\$630,571	\$0	\$1,942,423	\$0	\$714,470
Controls and Instrumentation	\$11,375	\$275,345	\$0	\$157,174	\$0	\$45,836
Distribution System	\$2,151,767	\$355,226	\$0	\$1,783,340	\$0	\$602,476

System	2024	2025	2026	2027	2028	2029
Heat Generation	\$419,149	\$0	\$0	\$0	\$0	\$66,157
Terminal & Package Units	\$243,560	\$0	\$0	\$1,909	\$0	\$0
Fire Protection	\$1,805,532	\$80,023	\$0	\$423,374	\$0	\$46,164
Fire Alarms	\$1,011,043	\$80,023	\$0	\$423,374	\$0	\$0
Sprinklers & Standpipe	\$794,489	\$0	\$0	\$0	\$0	\$46,164
Electrical	\$2,958,355	\$0	\$0	\$1,086,020	\$1,955	\$443,947
Branch Wiring	\$1,087,732	\$0	\$0	\$555,234	\$1,955	\$144,183
Lighting	\$1,252,939	\$0	\$0	\$518,938	\$0	\$299,765
Service Distribution	\$560,115	\$0	\$0	\$558	\$0	\$0
Emergency Lighting and Signage	\$57,568	\$0	\$0	\$11,290	\$0	\$0
Equipment & Furnishing	\$135,864	\$0	\$6,619	\$0	\$0	\$536,377
Institutional Equipment	\$135,864	\$0	\$6,619	\$0	\$0	\$536,377
Site Infrastructure	\$569,350	\$47,000	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$27,500	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$515,050	\$0	\$0	\$0	\$0	\$0

Capital Renewal Schedule (Bar Chart). This chart is an example of how to communicate final needs to all levels of the organization. At the time the assessment is complete, the total value of the deferred backlog is shown in the first bar. By assigning priorities, you can begin their planning efforts by prioritizing high, medium and low priority projects. This view of your overall capital renewal forecast also allows you to begin developing a project plan for the next 5, 10, 15, 20 years. It also allows you to proactively group projects in a fashion to develop a more balanced level of investment and avoiding large, unanticipated spikes in capital requirements.



Needs by system.



We will work with you to establish performance goals for your portfolio of buildings. For example, you may choose performance goals based upon industry benchmarks for age, physical condition, and functional adequacy. These performance goals will be supported by an investment strategy based on priorities and criteria established to meet your goals.

Capital Planning, Project Planning and Packaging

For your project, we will use our capital planning software to collect and manage the data associated with your facility condition assessment program.

The capital planning software will serve as a single repository for all asset-related data. Using software, we will:

1. Determine the long-term system renewal costs and timing
2. Analyze the facility condition index (FCI) for assets

Outlined below is an example of how to view Facility Condition Index (FCI) data to determine relative status of condition of your facilities.

Facility Condition Index (FCI)*	General Description*
0 - 10	Facility new or well maintained (very good to good condition)
11 - 20	Facility is satisfactorily maintained (fair condition)
21 - 30	Facility is under maintained (poor condition)
31 - 60	Facility should be considered for significant renovation or possible replacement (critical condition - facility is still safe but may be more cost effective to replace than to maintain)

*FCI ranges and associated condition descriptions can be adjusted according to preference for the best representation of the portfolio.

Sample Summary of Findings.

Building Name	Age (Years)	Area (SF)	Total Needs 2020	Current Replacement Value	2020 FCI %	Total Needs 2025	2025 FCI %
Airport	3 - 114	324,126	\$4,972,769	\$50,966,869	10	\$7,407,260	15
Administration	2 - 104	128,809	\$3,834,435	\$22,549,945	17	\$7,110,229	32
Library	3 - 44	131,719	\$1,193,650	\$20,298,583	6	\$2,454,187	12
Fire / Police	8 - 47	162,054	\$3,497,197	\$18,075,848	19	\$6,127,918	34
Totals:		746,708	\$13,498,051	\$111,891,244		\$23,099,594	

II. Asset Inventory

An asset survey will be conducted for the purpose of noting remaining useful life of major building equipment. We will provide an inventory of fixed, visible and accessible building equipment to include the following or as otherwise defined:

Heating, Ventilation and Air Conditioning (HVAC)

- Air-Handling, Condensing, Make-Up Air and Energy Recovery Units
- Boilers
- Cabinet Unit Heaters
- Chemical Feed Injection System
- Chillers
- Chilled and Hot Water Circulation Pumps (1HP or Greater)
- Cooling Towers and Cooling Tower Pumps
- Exhaust Fans (Rooftop Only)
- Furnaces
- Heat Pumps
- Mini Split Systems (Ductless Systems Captured as Single Item)
- Packaged Units (Rooftop or Ground Units)
- Unit Heaters
- VAV Boxes, Fan Coil Units, and Unit Ventilators are collected at the individual level from client supplied drawings only.

Electrical

- Main Distribution Panels (200 Amps or Greater)

- Switchgear
- Motor Control Centers
- Emergency Generators (Mobile Units not Included)
- Automatic Transfer Switch
- Electric Door Systems (Exterior Doors Only)
- Transformers (Dry Type)
- Variable Frequency Drives
- UPS
- Emergency Lights and Lighted Exit Signs (System Level Only).

Equipment

- Trash Compactors (Permanently Installed – Client Owned)
- Laundry (Commercial Washers and Dryers)

Commercial Kitchen

- Broilers, Grills, Fryers
- Ovens, Stoves, Proofers and Warmers
- Refrigerators, Coolers and Freezers (Both Walk-In and Reach-In)
- Dishwashers and Garbage Disposals
- Grease Traps (No Barcode Tag Applied)
- Large Appliances – Meat Slicers, Mixers, Microwaves, Commercial Toasters, Sheeters, etc.
- Exhaust Hoods

Plumbing

- Main Backflow Preventer (Includes Domestic and Fire)
- Domestic Water Booster Pumps (1 HP or Greater)
- Sump Pumps
- Domestic Hot Water Heaters (80 Gallons or Greater)
- Hot Water Storage Tanks

Life Safety/Security

- Fire Alarm Panel (Main Panel Only)
- Sprinkler System (System Level)
- Fire Suppression System (Kitchen and IT Based Systems)
- Fire Pump (Main and Jockey Pumps Greater than 1 HP)
- Fire Extinguishers and Automated External Defibrillators (System Level Only)
- Eyewash / Safety Showers (Permanently Installed)

Conveying

- Elevators

Exterior Enclosure

- Overhead Garage Door (Commercial Type Doors Only)
- Garage Door Openers (Commercial Type Openers Only)

We will collect information noted on the equipment identification label when readily accessible, legible, and safe, such as:

1. Manufacturer, Model, and Serial
2. Capacities, Horsepower, and Voltage
3. Location by Building, Space, and Floor
4. Date Placed in Service

Asset photos will be collected for internal Quality Control and Assurance purposes. Photos can be made available to the client at the end of the project via a Share Point site.

Asset will not be turned off, unplugged or moved around in an effort to locate manufacturer data plates. When data plates are not accessible, information will be notated as Unknown unless an identical asset has already been collected.

As part of this effort, our team will visibly inspect and verbally interview staff so that the following information can be provided as well:

- Asset Condition
- Asset Life Cycle, Estimated Remaining Service Life and Estimated Replacement Costs

Items collected at the System Level will be grouped into a single item within the asset inventory so that work can be tracked against it.

III. Asset Tagging

As part of this effort, our team will firmly affix an aluminum metal photo barcode tag to each asset individually collected as part of the asset inventory scope of work. We will work to confirm which tag type is supported by the City's current CMMS system in place.

IV. Accessibility Survey

The approach to performing the abbreviated accessibility survey is based on elements of the ADA section of the ASTM-E2018 Baseline for Property Condition Assessment (PCA) standards and other industry recognized accessibility guidance documents.

The Abbreviated Accessibility Survey checklist form will be used in the field as part of the data collection protocol. For those areas where the assessor answers "No", the assessor will document the problem in the comments section and include a recommended correction and budget estimate. For those areas where the assessor finds the answer not compliant with the standard, the assessor will document the problem in the comments section and include a recommended correction and budget estimate.

The accessibility-related corrections and budget estimates will be included for each facility receiving the accessibility survey. The accessibility-related budget estimates will include a dollar value so that the total cost of the preliminary accessibility related deficiencies for each building can be easily identified.

The purpose of performing an abbreviated accessibility survey is to provide a preliminary capital-planning budget for addressing accessibility related deficiencies. This work effort is considered a preliminary effort that may be followed by a formal ADA accessibility survey in the future. The assessment team will complete the Abbreviated Accessibility Survey and will use the findings to develop the budget cost estimates.

Within the narrative report, the access-related deficiencies budget cost estimates will be associated with their respective UNIFORMAT building systems and will address the following areas:

- Parking / Accessible Route
- Ramps
- Entrances / Exits
- Paths of Travel
- Elevators / Lifts
- Toilet Rooms
- Guestrooms
- Access to Goods and Services

- Additional Access – Drinking Fountains / Public Telephones

V. Preventive Maintenance Schedules Development and Labor Resource Analysis

Preventive maintenance schedules will be developed and delivered in an Excel spreadsheet format for your use in the CMMS of record.

Services include providing basic set-up and steps are described below:

1. **Schedule Development:** We will generate the industry recommended schedules and corresponding frequencies related to the assets that have been collected as a part of the project.
2. **Review Process:** A teleconference will take place to review the required actions needed for finalization of the planned maintenance actions and selected scheduling sequence. Our technical team will review the planned maintenance schedules with your team and give step by step instructions on how to customize the schedules to fit your organizational needs and capabilities, including the selection of desired frequencies, start dates, schedules and technician designations. Along with the required work activities associated with the varying frequencies, our team will provide the time estimates required to complete these work activities.
3. **Template Delivery:** Upon concurrence of PM schedules, the Excel file will be provided as part of the deliverables. If an existing or identified CMMS system is available, we will work to provide the file in a format to be imported into the designated CMMS.
4. **Labor Resource Requirement Analysis:** A breakdown of the required hours to perform the required planned maintenance and an estimated number of resources needed to support reactive request will be provided. The analysis will include the required hours by labor trade classifications, e.g. HVAC, Electrical, Fire Protection / Life Safety, Conveying, Plumbing and Commercial Kitchen Equipment to perform the industry standard planned maintenance activities.

VI. Deliverables

A summary of the deliverables is outlined below: The deliverable formats will include PDF's as well as Microsoft Word Documents. All of the raw data will be provided as excel workbooks as well.

1. **Facility Condition Assessment Report** – The assessment findings will be entered into the preferred capital planning software application. A written report explaining the conditions of your facilities will be generated to summarize findings at the portfolio and building levels. Initial reports and spreadsheets submitted to the owner will be considered a draft and subject to review/approval.

Twenty-Year Capital Renewal Schedule – A summary of deferred maintenance items will be generated from the capital planning software providing the priority and cost associated with each need. Also included is a twenty-year capital renewal schedule detailing forecasted needs for each location and overall portfolio.

2. **Abbreviated Accessibility Survey - Narrative Report** – (1) A summary of accessibility findings will be included in the overall facility condition assessment report as a separate appendix. The report will include building-specific information to include a brief description, an accessibility summary and a table depicting current needs. Building-specific information will be summarized at parent organization level and department/campus level. Select digital photo documentation will be used for deficiencies associated with the accessibility survey and will be made available to the Subscriber at the conclusion of the project. Survey findings will support strategic planning activities and a foundation for project and capital planning needs. (2) Completed Checklist, (3) Corrective action cost table depicting the financial costs associated with the required corrective actions to remediate the ADA deficiencies and (4) Collated list of ADA deficiencies across all facilities listed in order of priority.
3. **Excel File – Asset Inventory** – The asset inventory will be delivered in an Excel file format and if an existing CMMS is in place, then we will work to prepare the file in a format to be uploaded into CMMS Software.
4. **Excel File – Preventive Maintenance Schedules** – The PM schedules will be delivered in an Excel file format and if an existing CMMS is in place, then we will work to prepare the file in a format to be uploaded into CMMS Software.
 - a. **Labor Resource Requirement Analysis** – The labor analysis will be provided in an excel table format and will include a breakdown of the required hours to perform the required planned maintenance and an estimated number of resources needed to support reactive request will be provided. The analysis will include the required hours by labor trade classifications, e.g. HVAC, Electrical, Fire Protection / Life Safety, Conveying and Commercial Kitchen Equipment to perform the industry standard planned maintenance activities.

Schedule

The anticipated period of performance for this work effort is approximately four - five months.

Facilities Summary

It is our understanding your portfolio of facilities equates to approximately 930,459 square feet. The facilities included in the services are identified in Appendix A:

Fee Proposal

Name of Project	City of San Marcos	ALPHA FACILITIES SOLUTIONS, LLC	
Location	San Marcos, TX		
Date Estimated	05/21/2025		
Gross Square Footage	930,459		
Estimated number of buildings	109		
Estimated start date	TBD		
Estimated completion date	TBD		
Scope of Services:			
Work effort includes asset management servicesas described within proposal for facilities totaling approximately 930,459 square feet. Proposed fees include project set up, mobilization, assessment data collection, and deliverables.			
Note:			
Proposed fee is good for ninety (90) days from the date estimated.			
Description	Measure (Gross Square Footage)	Unit Cost	Fee
Facility Condition Assessment with Asset Inventory and Site Elements	930,459	\$ 0.1250	\$ 116,307.38
Irrigation System Assessments	30 Systems	Lump Sum	\$ 10,500.00
ADA Accessibility Surveys	930,459	\$ 0.0400	\$ 37,218.36
Barcode Tagging Services	930,459	\$ 0.0150	\$ 13,956.89
PM Schedule Development Services / Labor Analysis	930,459	\$ 0.0140	\$ 13,026.43
Total Estimated Fee			\$ 191,009.05

Invoice and Payment

ALPHA will submit monthly invoices based upon percent work complete. We will include with each invoice a monthly status report summarizing activities that support percent of work complete. Invoiced amounts should be paid within 30 days of receiving invoice.

Again, thank you for the opportunity to support Broadus on this important project.

Sincerely,

ALPHA FACILITIES SOLUTIONS, LLC



Keith Jones
Chief Practice Officer

Date: _____

Approved: _____

Signature

Rachel Shelton
Procurement Program Administrator
City of San Marcos

Appendix A:

Buildings	Building Type	Building Name	Area (SF)
1807 Airport Dr.	FBO Office		3,600.00
1521 Airport Dr.	Box Hangar w/ Offices		8,050.00
1749 Airport Dr. Hangar	Box Hangar w/ Offices		57,600.00
1747 Airport Dr. Hangar	Box Hangar w/ Modular Office		6,300.00
1745 Airport Dr. Hangar	Box Hangar		2,400.00
1741 Airport Dr. Hangar	Box Hangar		2,400.00
1737 Airport Dr. Hangar	Box Hangar		3,000.00
1735 Airport Dr. Hangar	Box Hangar		1,800.00
1731 Airport Dr. Hangar	Box Hangar		2,000.00
1733 Airport Dr. Hangar	Box Hangar		2,000.00
1739 Airport Dr. Hangar	Box Hangar		3,000.00
1743 Airport Dr. Hangar	Box Hangar		3,500.00
1753 Airport Dr. Hangar	Box Hangar		2,000.00
1813 Airport Dr. Hangar	Box Hangar w/ Offices		7,200.00
1821 Airport Dr. Hangar	Box Hangar		3,500.00
1823 Airport Dr. Hangar	Box Hangar		2,400.00
1825 Airport Dr. Hangar	Box Hangar		4,800.00
1815 Airport Dr. Hangar	Box Hangar w/ Offices		6,000.00
1827 Airport Dr.	Offices		900.00
1832 Airport Dr. Hangar	Box Hangar w/ Restroom		3,600.00
1833 Airport Dr. Hangar	T-Hangar w/ Office		4,000.00
1833 Airport Dr. Hangar	T-Hangar		6,250.00
1831 Airport Dr. Hangar	T-Hangar		10,250.00
1829 Airport Dr. Hangar	T-Hangar		12,900.00
1838 Airport Dr. Hangar	Box Hangar w/ Offices		12,150.00
1925 Airport Dr.	Office		1,250.00
1923 Airport Dr.	Electric Vault		300.00
1949 Airport Dr. Hangar	T-Shelter		15,500.00
1951 Airport Dr. Hangar	T-Hangar		10,800.00
1953 Airport Dr. Hangar	T-Hangar		10,800.00
1955 Airport Dr. Hangar	T-Hangar		10,800.00
1957 Airport Dr. Hangar	T-Hangar		10,800.00
New Hangar (Berry)	Box Hangar		8,050.00
1981 Airport Dr. Hangar	Box Hangar		3,000.00
1983 Airport Dr. Hangar	Box Hangar		2,400.00
1985 Airport Dr. Hangar	Box Hangar		3,000.00
1982 Airport Dr. Hangar	Box Hangar		5,600.00
1984 Airport Dr. Hangar	Box Hangar		3,250.00
1986 Airport Dr. Hangar	Box Hangar		2,400.00
1991 Airport Dr. Hangar	Box Hangar		4,800.00
1993 Airport Dr. Hangar	Box Hangar		2,000.00
1995 Airport Dr. Hangar	Box Hangar		3,900.00
2049 Airport Dr. Hangar	Box Hangar		10,900.00
2100 Airport Dr.	Air Traffic Control Tower		
2191 Airport Dr. Hangar	Box Hangar w/ Office		6,300.00
2193 Airport Dr. Hangar	Box Hangar		5,600.00
2192 Airport Dr. Hangar	Box Hangar		5,600.00
2194 Airport Dr. Hangar	Box Hangar w/ Office		5,600.00
2249 Airport Dr. Hangar	Box Hangar		33,330.00
2275 Airport Dr. Hangar	Box Hangar		14,640.00
2285 Airport Drive	Warehouse w/ Office		6,380.00
4400 Highway 21	Airport Mgmt. Office		4,600.00
4400 Highway 21	Storage Garage		600.00
630 E. Hopkins St	Office	Building 1	13,556.00
400 E. Hopkins St	Museum	Merriman Cabin	936.00
400 E. Hopkins St	Museum	Charles Cock House	1,132.00
401 E. Hopkins St	Office	Grant Harris Jr. Bldg.	6,510.00

501 E. Hopkins St	Activity Center/Office	Activity Center	55,674.00
625 E. Hopkins St	Public Library	Library	54,164.00
630 E. Hopkins St	Office	Building 5	2,600.00
630 E. Hopkins St	Office	Building 3	19,928.00
630 E. Hopkins St	Office/Garage	Building 2	11,662.00
630 E. Hopkins St	Warehouse	Building 6	1,344.00
630 E. Hopkins St	Office	Building 4	4,032.00
634 E Hopkins St	Storage Shed		150.00
634 E Hopkins St	Hazmat Collection		260.00
634 E Hopkins St	Storage Bldg./Office	Resource Recovery	3,136.00
634 Hopkins St	Connex		360.00
1402 W. Hopkins St	Generator	Emergency Management Office	3,187.00
750 River Road	Animal Shelter	Animal Shelter	4,995.00
750 River Road	Crew Bldg.		900.00
750 River Road	Office/ Animal Shelter	Animal Shelter Annex	7,746.00
810 Arizona St	Senior Citizen's Building		1,446.00
1314 Academy St	Storage Bldg	Facility Storage	3,183.00
200 W Martin Luther King Blvd	Museum	Calaboose	1,280.00
217 W Martin Luther King Blvd	House/Activity Center	Cephas House	1,360.00
801 W Marting Luther King Blvd	Rec. Center	Dunbar Recreation Center	5,996.00
222 W. San Antonio St	Activity Center	Price Center	7,994.00
430 Riverside Dr.	Discovery Center/Office	Discovery Center	2,460.00
555 Cheatham St.	Office	Parks Substation	792.00
170 Charles Austin Dr	Recreation Hall	Paulina Espinosa Comm.Ctr	13,489.00
302 N CM Allen Pkwy	Office	Fish Hatchery	900.00
617 S IH 35	Office	Visitors Center	1,944.00
1040 Hwy 123 E	Warehouse/Crew	City Marshal Office	3,000.00
1040 Hwy 123 E	Generator		-
1040 Hwy 123 E	Laydown Yard		-
1040 Hwy 123 E	Office/Warehouse	UtilityBilling/Neighborhood En.	11,046.00
1040 Hwy 123 E	Storage Bldg.		1,200.00
114 E Hutchison St	Fire Station	Fire Station 1	7,992.00
100 Carlson Cir	Fire Station	Fire Station 5	18,935.00
1404 Wonder World Dr	Fire Station	Fire Station 4	14,832.00
1404 Wonder World Dr	Storage Bldg.		144.00
2420 Hunter Rd	Fire Station	Fire Station 3	7,564.00
205 Flint Ridge Drive	Fire Station	Fire Station 2	14,832.00
205 Flint Ridge Drive	Storage Bldg.		288.00
5716 S. Old Bastrop Hwy	Fire Station	Fire Station 6	12,400.00
2300 IH 35 S	Firing Range	Police Dept Range	648.00
2300 IH 35 S	Office	Police Dept	52,005.00
2300 IH 35 S	Office		4,278.00
2217 E McCarty Ln	Office	PSC Admin	25,269.00
2217 E McCarty Ln	Office/Crew	PSC Crew	11,269.00
2217 E McCarty Ln	Office/Shop	PSC Utility	42,703.00
2217 E McCarty Ln	Enclosed Parking Canopy A		12,300.00
2217 E McCarty Ln	Enclosed Parking Canopy B		7,260.00
2217 E McCarty Ln	Covered Parking		16,840.00
2217 E McCarty Ln	Warehouse	PSC Warehouse	10,107.00
2217 E McCarty Ln	Material Storage		13,500.00
2217 E McCarty Ln	Vehicle Wash Bay		4,994.00
2217 E McCarty Ln	Chain-Link Fenceline		-
720 River Rd	Office	Waste Water TreatmentPlant	30,000.00
720 River Rd	Office/shop	Parks Crew Building	6,000.00
Five Mile Dam	Activity Building		4,137.00
			930,459.00



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