



FACILITY CONDITION ASSESSMENT VOLUME II: FACILITY CONDITION SUMMARY

ALAMO COMMUNITY COLLEGE DISTRICT

JULY 2005

SAN ANTONIO
COLLEGE

ST. PHILIP'S
COLLEGE

SOUTHWEST
CAMPUS

PALO ALTO
COLLEGE

NORTHWEST
VISTA
COLLEGE

NORTHEAST
CAMPUS

CENTRAL TEXAS
TECHNOLOGY
CENTER

DISTRICT
FACILITIES

ACCD

Forward

FORWORD

Facility Programming and Consulting along with 3D/I were engaged to complete a facility condition assessment and space utilization study of the educational and support buildings within the Alamo Community College District and in turn provide a cost analysis of each facility. In addition to defining needed improvements at each campus, this study strives to establish the equity of facilities among the individual colleges/campuses with respect to enrollment. The condition assessment, space utilization study, and suggested campus square footage totals are intended to give future design/construction teams a starting point--a "workbook" from which to begin. This workbook lists the recommended additional square footages for each college/campus and the overall costs associated with the condition assessment. The recommended additional square footage for each campus provides a basis for future design/construction teams to create a more detailed program of requirements. All diagrams and drawings are intended to illustrate the findings and current conditions of the facilities of this study, show functional relationships and augment the text. Future design teams should not consider any of the diagrams to be a firm design directive.

The report consists of four volumes:

- Volume I: Projections and Strategy (separately bound document)
- Volume II: Facility Condition Summary
- Volume III: Educational Standards (separately bound document)
- Volume IV: Architectural Standards (submitted in an electronic format)

Volume II is organized into one summary and eight tabbed chapters.

- Chapter one presents the executive summary of the Volume II document.
- Chapters two through nine present detailed assessment reports for each buildings by college or campus.

Volume I contains summary of strategic campus plans including projections and strategy for each campus and all of its buildings.

Volume III contains space and technical requirements for educational facilities.

Volume IV contains standards for architectural requirements.

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Summary and Major Findings

Executive Summary

3D/International performed a Comprehensive Facilities Condition Assessment for all Campuses of the Alamo County College District. The scope of this assessment included Deferred Maintenance and Functional Adequacy issues. The purpose of the assessment was to gather detailed deficiency data to determine the overall condition of the buildings.

Objectives

The objective of the deferred maintenance assessment was to identify the current backlog and capital renewal expenditures necessary to improve the condition of the buildings in order to develop budgetary options for capital planning. The objective of the Functional Adequacy assessment was to develop the minimum standards for space and instructional needs to determine the upgrades needed for each campus.

Overall Condition

The following table summarizes the overall results of the Assessment. It shows the summary of the replacement cost of each building, the estimated repair cost of the deficiency data and the associated Facility Condition Index (FCI).

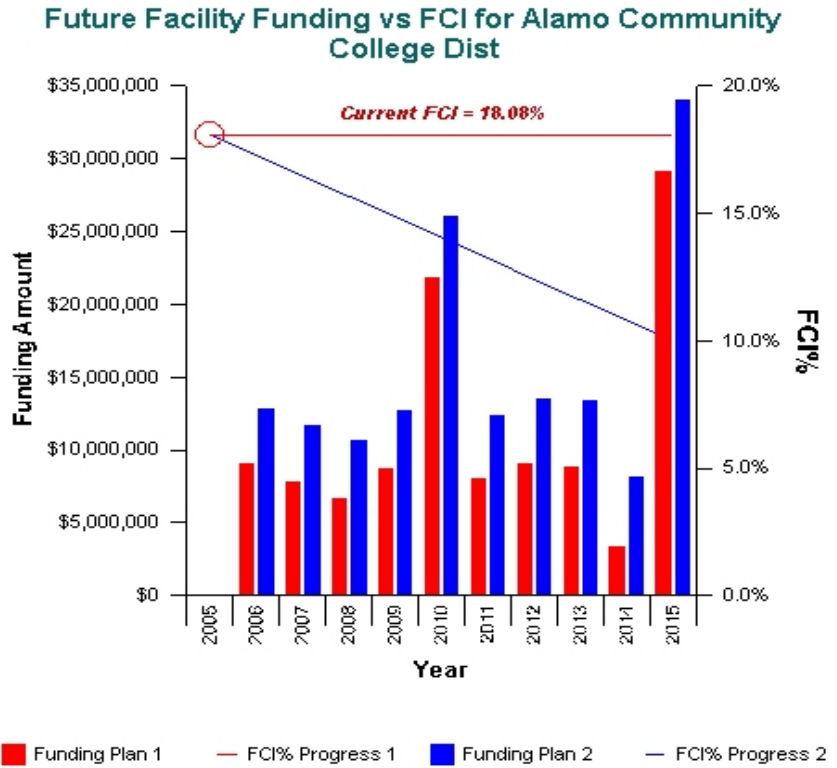
Campus	Current Repair Cost	Replacement Value	FCI
San Antonio College	\$38,312,203.00	\$168,401,083.00	22.75%
St. Philip's College	\$31,243,138.00	\$158,082,263.00	19.76%
Palo Alto College	\$8,077,347.00	\$72,273,985.00	11.18%
Northwest Vista College	\$1,047,023.00	\$29,046,568.00	3.60%
Central Texas Tech Center	\$0.00	\$4,324,165.00	0.00%
District Administration	\$2,054,451.00	\$12,900,641.00	15.93%
Northeast Campus	\$425,237.00	\$3,930,765.00	10.82%
Total	\$81,159,400.00	\$448,959,469.00	18.08%

The Repair Cost, also referred to as "Year Zero Costs" is the total amount of all estimated deficiencies that were collected. The charts and graphs that follow indicate the breakdown of these costs. The Repair Cost also includes the additional hard and all soft costs which are defined on page 10.

The data for this report was extracted on June 22, 2005. Previous and future report may reflect different values as the database is being used by employees of the Alamo Community College District. Please review the Comet database for the most current information.

Facility Funding vs. FCI

The following graphs represent the current FCI for Buildings. The red line indicates an overall condition of the buildings and the red bars indicate the projected future expenditures required to maintain the existing condition of the buildings.



COMET - Printed on: 8/22/2005
Escalation %: 3%

	Funding Plan 1 Maintain Current F.C.I.	Funding Plan 2 to Achieve 10% F.C.I.
2005	\$ -	\$ -
2006	\$ 9,027,824	\$ 12,762,960
2007	\$ 7,799,778	\$ 11,646,967
2008	\$ 6,696,190	\$ 10,658,795
2009	\$ 8,658,039	\$ 12,739,522
2010	\$ 21,829,234	\$ 26,033,162
2011	\$ 8,044,145	\$ 12,374,191
2012	\$ 9,072,192	\$ 13,532,139
2013	\$ 8,813,660	\$ 13,407,406
2014	\$ 3,365,675	\$ 8,097,233
2015	\$ 29,081,986	\$ 33,955,491
Total	\$ 112,388,724	\$ 155,207,869

Funding Plan 1 in red depicts the current FCI along with the budgets necessary to maintain the buildings in their current condition and repairing the current working systems as they fail. The red line is read from the right axis indicating the FCI. The vertical bars are read from the left axis. Although the current Repair Cost, also referred to as "Year Zero Cost", is used to determine the FCI, the value of the Repair Cost is not included in this chart. This chart predicts the costs for future renewal of expired systems.

Funding Plan 2, represented by the blue bars, would need to be implemented to achieve the goal of improving the condition of the buildings and reducing the FCI to the target 10% over the next ten years. The buildings were given a level funding scenario escalated 3% per year to reduce the FCI. Different funding scenarios can be applied based on the annual funding available for deferred maintenance and different results can be predicted.

Several conclusions can be made from the data provided. First, in order for ACCD to reach a 10% FCI, \$155,207,869.00 would need to be spent over the next 10 years. This equates to approximately \$ 6.39 per square foot per year.

The total current Repair Cost for the District is \$81,159,400.00. The total cost equals approximately \$33.40 per square foot. It is not necessary to completely eliminate the entire current backlog nor does a high FCI indicate that an individual building needs to be replaced. The data provides the information required to improve the condition of the buildings and prioritize the needed repairs.

The FCI is an indication of the deficiency value rating of the building. It is a percentage of the cost model value of the building that is deficient. It is important to consider several issues when evaluating the condition of the building. One consideration is the priority of the deficiency. Another consideration is the type and scope of the deficiency. Both must be used to determine when repairs must be made. For example; it may be more important to repair a cooling system for occupancy of the building than to paint partitions.

A plan for making repairs must be implemented. If the backlog of the repairs continues to be deferred the condition of the buildings will worsen. The long term goal should be to lower the FCI to national standards as published by the Association of Physical Plant Administrators (APPA).

Consideration of time and items for repair is also important. The decision to invest resources to address the deferred maintenance and the future renewal of systems must be analyzed in the context of the overall facility

needs of the ACCD. The funding needed to reduce the overall FCI must be considered in a feasible manner based on the available resources.

The funding required to maintain or improve the condition of a building relates directly to the future renewal costs of the building systems. The following chart indicates the building systems and the respective costs to upgrade or replace these systems when the systems expire. These values are developed based on the cost models and the life cycle analysis. If the necessary funding is applied only to the future renewal, the condition of the building will remain the same. The Total amount of the Future Value at the end of ten years relates directly to the Total amounts in the Facility Funding Charts.

Facility Systems

The following is a list of building sub-systems that were defined in the cost models.

- **Basement Excavation:** site and foundation grading
- **Basement Walls:** perimeter below grade foundation walls
- **Elevators and Lifts**
- **Communications and Security:** fire and security alarms
- **Cooling Generating Systems:** chillers, terminal package units
- **Electrical Service & Distribution:** electrical service, switchgear and panels
- **Exterior Walls:** face brick, cement plaster and backup systems
- **Exterior Doors:** exterior hollow metal and aluminum doors
- **Exterior Windows:** fixed windows, storefronts and curtain walls
- **Floor Construction:** columns, beams, joists and floor deck
- **Heat Generating Systems:** boilers, unit heaters
- **Ceiling Finishes:** lay-in acoustical ceilings and suspended gypsum board ceilings
- **Interior Doors:** corridor doors, doors at rooms and spaces
- **Interior Finish:** wall finishes paint, vinyl, ceramic tile
- **Institutional Equipment:** food service, theater and athletic equipment
- **Fixed Furnishings:** cabinets, shelves and casework
- **Floor Finishes:** flooring materials
- **Partitions:** partitions at rooms and spaces
- **Lighting & Branch Wiring:** lighting fixtures and electrical outlets
- **Domestic Water Distribution:** piping for water to plumbing fixtures, waste and vent lines
- **HVAC Distribution:** HVAC cold and hot water distribution, air handlers, VAV boxes and ductwork
- **Plumbing Fixtures:** lavatories, water closets, urinals, sinks, faucets and drinking fountains
- **Roof Construction:** columns, beams, joists and roof deck
- **Roof Deck:** materials such as metal and concrete deck
- **Roofing Coverings:** roof covering built up, single ply or slate
- **Slab on Grade:** poured in place concrete slab
- **Sprinklers:** fire suppression, standpipes and sprinkler systems
- **Stair Construction:** vertical circulation elements
- **Standard Foundations:** footings and piers
- **Windows:** fixed windows, storefront systems and curtain walls

Definitions

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a ratio (often expressed as a percentage) with the total project cost of current deficiencies as the numerator and the current replacement value of the facility as the denominator. The FCI is used to compare the relative condition of facilities and usually the higher the FCI, the poorer the relative condition of the facility. For example, if a facility with a replacement value of \$1,000,000 and has \$100,000 of deficiencies, the FCI is $\$100,000/\$1,000,000$ or 0.10 (10%).

Current Replacement Value (CRV)

The current replacement value is used as the denominator in the FCI. The CRV represents the hypothetical expense of rebuilding the existing facilities in a manner representing the original construction using current construction costs, materials, and methods. (It is not the facility's appraised value nor does it represent the cost to replicate the original building with today's amenities not normal to the time of original construction unless specifically modified by the assessor.) It is determined by multiplying the gross square foot area of the facility by an estimated cost per square foot (\$/SF). The estimates do not include fixtures, furnishings, equipment or site development.

Repair Cost

This is the amount or total cost to repair an expired system or facility. This figure does not include modernization or building alteration costs to address functional adequacy. Repair Cost includes only those costs to renew the systems or buildings as defined by their original construction documents.

Total Project Costs

Total project costs include both direct construction costs and so-called "soft costs," i.e., costs that are necessary to accomplish corrective work but are not directly attributable to the deficiency. Construction costs include direct labor and materials plus overhead and profit for the general contractor. Soft costs include fees for architects, engineers, other consultants (e.g. hazardous materials), program management (whether in-house or by contract) and contingencies. COMET uses the terminology Soft Costs to refer to these additional costs.

Hard and Soft Costs

Hard Costs include the installing contractors cost (RS Means data), site work, the contractor's general conditions, the general contractor's overhead and profit and an amount for construction contingency. Soft costs are additional costs, which are necessary to accomplish the work, but are not directly attributable to the general contractor or the deficient system. Soft costs vary by user but can include design fees; specialized investigations such as geo-technical, environmental, or hazardous material; program management fees; and various administrative fees. The soft costs used in this assessment are as follows:

New Construction Cost Breakdown for Cost Models

	Description	Percentage
Hard Cost		
1.	Total Subcontractor/Specialty Costs	R.S. Means Assembly price
2.	Site Work	12.0% of 1
3.	General Conditions	15.0% of (1+2)
4.	Contractor Overhead and Profit	10.0% of (1+2+3)
5.	Construction Contingency	5% of (1+2+3+4)
6.	General Contract	1+2+3+4+5
Soft Cost		
7.	Architecture & Engineering	15.0% of General Contract
8.	Plan Check/Permits/Fees	2.0% of General Contract
9.	Hazardous Materials	0.5% of General Contract
10.	Materials Testing & Inspection	2.0% of General Contract
11.	Bonds & Insurance	2.0% of General Contract
12.	Temporary Storage and Relocation	1.0% of General Contract
13.	Furniture & Equipment	7.0% of General Contract
14.	Construction Management	5.0% of (General Contract + 7 + 8 + 9 + 10 + 11 + 12 + 13)

Renovation Cost Breakdown for Projects

Description		Percentage
Hard Cost		
1.	Total Subcontractor/Specialty Costs	R.S. Means per unit price
2.	General Conditions	15.0% of (1+2)
3.	Contractor Overhead and Profit	10.0% of (1+2+3)
4.	Construction Contingency	15% of (1+2+3+4)
5.	General Contract	1+2+3+4
Soft Cost		
6.	Architecture & Engineering	15.0% of General Contract
7.	Plan Check/Permits/Fees	2.0% of General Contract
8.	Hazardous Materials	3.0% of General Contract
9.	Materials Testing & Inspection	2.0% of General Contract
10.	Bonds & Insurance	2.0% of General Contract
11.	Temporary Storage and Relocation	1.0% of General Contract
12.	Furniture & Equipment	7.0% of General Contract
13.	Construction Management	5.0% of (General Contract + 6 + 7 + 8 + 9 + 10 + 11 + 12)

Priorities

Each deficiency is assigned a “Priority” as described below.

- Priority 1: Directly Affects the Educational Mission –**
 Systems or elements within systems that should be repaired or replaced to mitigate issues *that prevent the educational mission* of the facility.
- Priority 2: Indirectly Affects the Educational Mission -**
 Systems or elements within systems that should be replaced or repaired *to maintain the educational mission* of the facility or mitigate additional damage to the facility.
- Priority 3: Finishes and Improvements –** Systems or elements within systems that should be replaced or repaired or

upgraded that have *minimal impact on the educational mission* of the facility.

- **Priority 4: Beyond Expected Useful Life** – Systems or elements within systems that should be replaced or repaired *to maintain the mission* of the facility. These systems or elements within systems are past an expected useful life but are still functional.

Deficiency Category

Each deficiency is classified into one of the following categories

- **Life Safety:** a system requires replacement to be upgraded to a current standard for continued occupancy
- **Building Code:** a system should be provided or altered to comply with current codes
- **Deferred Maintenance:** maintenance work that has been deferred on a planned or unplanned basis due to lack of funds in the annual budget cycle – excluding normal maintenance that has already been scheduled, planned or funded within the current budget
- **Capital Renewal:** future renewal requirements for major building systems or parts of systems that need replacing
- **Accessibility:** ADA Issues
- **Energy Efficiency:** changes that can result in greater energy utilization

Adverse Effects

Each correction is assigned one of the following risk potentials.

- **Safety Hazard**
- **Disruption of Program**
- **Code Violation / Needs Attention**
- **Potential Future Damage & Cost**
- **Inconvenience**
- **Code Violation / Grandfathered**

Level 2 Assessment

The primary objective of this type of evaluation is to assess available rooms or spaces in the facilities and note the physical or operational deficiencies. Each qualifying deficiency noted is listed with a detailed description, location and classification. Each deficiency includes a recommended correction with a description of the correction, estimated pricing and a priority for its implementation.

The recognition of a “deficiency” involves not only the problem of a component or a system but also indicates a correction with a cost for its repair or replacement. In addition, consideration for the classification of deficiencies is the relative age of the component or system compared to its “expected useful life”. The “expected useful life” used for this assessment was that published by the Building Owners and Managers Association (BOMA), a nationally recognized organization.

Each deficiency is classified by its respective physical or operational function in the facility – Safety, Site, Exterior, Heating, Cooling/Vent, Plumbing, Electrical, etc. The pricing for each correction of a component or system deficiency was taken from the nationally recognized construction estimating resource, RS Means.

The COMET system uses cost templates developed for each building type to determine the current replacement value of buildings. Each building is assigned a cost template based on its use and construction type. The templates include a square foot cost for each building system and a total square foot cost for the building. The program then multiplies the square foot cost by the square footage assigned to the building to develop the replacement cost.

An FCI will be calculated for each building. The relative condition of each building can be reported as it compares to the other facilities that have been assessed.

The ability to predict future renewal expenditures is necessary in providing good building condition management. In addition to identifying the existing deficiencies, a renewal forecast can be developed for each building. The purpose is to anticipate future costs for replacing building systems or components.

Since the forecast is based on the existing building systems, the annual expenditures can be monitored and the management of building conditions can be improved. Projecting these renewal costs over multiple years shows the predicted versus actual expenditure allocation.

Together, with the building conditions in the database, this information indicates where revisions are needed in the prioritization of projects.

There are two ways to estimate the on-going renewal requirement:

- Analyze repair and renewal costs over time. The COMET program provides a record of the costs for various buildings, systems and components for future reference.
- The lifetime of replacement on the major systems within a building must be based on their own expected useful life rather than on the life of a building as a whole. There are differences in the "life" of the different types of systems within a building. (This method is better than the typical approach that assigns a forty-year life to buildings and indicating that all buildings decay at a fixed rate of 2.5% of the original cost per year.)

A combination of both can be used to determine the renewal cost of each of the buildings. Historical data assists in determining building condition renewal in the past, and the life cycle of major building systems helps determine the recommended renewal.

Once the deficiencies have been noted and estimated, the software manages the deferred maintenance items. Several possible combinations for analysis can be sorted and queried. Parameters for analytical sorting of the data include type of deficiency, location of deficiency, cost, trades involved, programmatic use of space, and age of building.

The deficiency gathering process for a Level 2 assessment involves persons with backgrounds in architecture and engineering. The deficiencies were gathered on site using a hand held computer and the COMET Remote software. The software allows the assessor to enter the deficiencies using a database of unique deficiencies. This process is accurate, efficient and reliable.

A Level 2 assessment is a detailed process for gathering deficiency data however it is non destructive. It is not the intent to remove partitions or perform core samples to determine the condition of a material or building system.

Data Analysis

Several methods are used to determine the best strategy for implementing a deferred maintenance or capital renewal program.

The Facility Condition Index (FCI) is developed for each building and measures the amount of current deficiencies in a building. This provides a standard measure and a means to compare buildings to each other. The Association of Physical Plant Administrators (APPA) established

performance guidelines that are generally accepted throughout the industry:

- FCI = less than 0.05 - Good Condition
- FCI = 0.05 to 0.10 - Fair Condition
- FCI = above 0.10 - Poor Condition

Life Cycle Cost

The cost model for each of the facilities provides a method to predict future needs for capital renewal. The cost model supplies the means to assess the remaining life of each of the main systems in the building and the expected time of replacement. Although that is only a rough approximation for one building, over a larger sample it produces a reliable estimate of the yearly cost to replace building system components.

Functional Adequacy

A part of this assessment included the development of minimum physical characteristics and standards of classrooms and other spaces to meet the current programmatic and educational missions. This assessment included gathering the quantity of electrical outlets, network connections, acoustical issues, lighting levels and areas of marker boards.

The COMET Software is capable of collecting adequacy standards and establishing formulas for the generation of deficiencies when a standard is not met. For example, if the standard for a classroom is six electrical outlets and we could only located five outlets during our assessment, the software would generate a deficiency to add an additional outlet with an estimate.

The total cost for the Functional Adequacy deficiencies is \$0.00. The Functional Adequacy deficiencies were assigned a Priority 3 which would be Finishes and Improvements.

Reports

COMET can generate over 20 reports for each building, however to provide every report for all buildings would produce a voluminous document. It is more effective to train the users of COMET to obtain the desired information. Typically, we provide similar reports for a campus or building in order to compare conditions of facilities.

The reports that are included are as follows:

- Summary of Buildings per College
- Executive Summary – each building
- Facility Renewal Schedule (5 years) – each building

The Executive Summary contains a detailed description of the building and its systems. It will also indicate the Repair Costs, Replacement Value and the FCI.

The Facility Renewal Schedule indicates the breakdown of the Sub-Systems of the Cost Model and the cost /SF of each sub-system. Each sub-system has a useful life in years and a percent renewal. The percent renewal of a sub-system is increased or decreased based on how the cost would be adjusted when the system is replaced. This helps with the future planning of backlog. For example, if a percent renewal is indicated at 120%, the replacement cost of that system is multiplied by 1.2 to plan for the removal and replacement of the system. The Life Cycle Report will also indicate systems in red text. The red text indicates the sub-systems that are close to or at 100%used.

Overall Condition

Although the FCI of San Antonio College and St. Philip's College are at or above 20% which is higher than the APPA Standards for a good condition, it is not an indication of neglect or poor maintenance of the facilities. In fact, most buildings were well maintained both mechanically and cosmetically. The deficiencies were due to systems being beyond their useful life but still functioning.

Based on the 3D/I experience of higher education assessments with facilities near 30 years of age this condition is average.

San Antonio College

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
Bennet Carriage(Custodial)	1920	\$253,380	\$481,845	52.59%
Bennet East (Music)	1920	\$273,320	\$998,254	27.38%
Bennet West (RTF Bldg)	1915	\$230,779	\$566,841	40.71%
Campus Police Building (DPS)	1973	\$180,111	\$518,478	34.74%
Central Plant	1961	\$638,105	\$4,343,704	14.69%
Chance Academic Center	1991	\$1,626,531	\$21,087,600	7.71%
Chandler Physical Ed Center	1951	\$2,554,854	\$13,292,940	19.22%
Chemistry / Geology Building	1961	\$2,789,291	\$10,462,208	26.66%
Child Development Building	1959	\$1,567,355	\$3,713,786	42.20%
Continuing Education Annex	2004	\$0	\$127,310	0.00%
Facilities / Maintenance Bldg	1976	\$147,533	\$1,266,200	11.65%
Fletcher Administration Cntr	1972	\$5,274,414	\$11,268,464	46.81%
Gonzales Hall	1950	\$1,635,304	\$5,512,738	29.66%
Koehler Art Center	1915	\$246,820	\$613,480	40.23%
Koehler Cultural Center	1904	\$2,191,900	\$2,902,510	75.52%
Law Enforcement Annex	1964	\$200,955	\$588,941	34.12%
Law Enforcement Training	1973	\$204,030	\$810,645	25.17%
Loftin Student Center	1954	\$495,582	\$8,462,526	5.86%
McAllister Fine Arts Center	1955	\$3,447,304	\$11,711,455	29.44%
McCreless Hall	1950	\$1,458,237	\$8,528,373	17.10%
Moody Learning Center	1967	\$6,437,749	\$32,902,562	19.57%
Motor Pool	1938	\$15,047	\$474,295	3.17%
Nail Technical Center	1966	\$4,689,843	\$14,558,797	32.21%
Nursing Education Building	1972	\$920,724	\$3,618,847	25.44%
Oppenheimer E & T Center	1960	\$72,705	\$1,680,376	4.33%
Planetarium	1965	\$185,424	\$623,568	29.74%
SAC Center (Howard St)	1964	\$0	\$376,852	0.00%
Sponsored Programs - JTPA	1929	\$204,320	\$592,609	34.48%
Visual Arts & Technology Cntr	1991	\$370,586	\$6,314,879	5.87%
Total		\$38,312,203	\$168,401,083	22.75%

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
Applied Science Building	1993	\$474,212	\$17,382,112	2.73%
Bowden Building	1953	\$1,020,021	\$3,635,252	28.06%
Campus Center	1953	\$993,910	\$3,578,816	27.77%
Campus Security Building	1977	\$88,872	\$314,000	28.30%
Central Plant	1970	\$442,973	\$1,030,855	42.97%
Child Development Center	2001	\$17,806	\$1,172,768	1.52%
Continuing Education	1992	\$69,852	\$1,409,000	4.96%
E.L.Turbon Student Center	1953	\$102,926	\$1,722,519	5.98%
Health and Fitness Center	1942	\$661,933	\$4,845,237	13.66%
LLDC	1997	\$37,148	\$2,238,496	1.66%
Maintenance Shop	1972	\$194,561	\$1,089,945	17.85%
Norris Technical Building	1972	\$5,246,632	\$14,978,877	35.03%
Science Building	1992	\$2,532,409	\$16,671,912	15.19%
Sutton Learning Center	1975	\$7,036,508	\$20,750,942	33.91%
SWC-Bldg 210 Kelly AFB	1982	\$680,581	\$4,005,148	16.99%
SWC-Bldg 3003	1937	\$684,464	\$718,541	95.26%
SWC-Bldg 3008	1937	\$32,890	\$5,943,379	0.55%
SWC-Bldg 3020	1940	\$10,559,331	\$46,728,235	22.60%
SWC-Modular 3021	1992	\$17,487	\$127,310	13.74%
SWC-Modular 3022	1992	\$17,487	\$127,310	13.74%
SWC-Modular 3023	1992	\$17,487	\$127,310	13.74%
Watson Theatre and Fine Arts	1993	\$313,648	\$9,484,299	3.31%
Total		\$31,243,138	\$158,082,263	19.76%

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
A Business	1987	\$623,665	\$2,189,805	28.48%
B Social Sciences	1987	\$661,437	\$2,265,689	29.19%
Brooks AFB Bldg 1004	1964	\$611,753	\$1,064,032	57.49%
Brooks AFB Bldg 1005	1960	\$689	\$86,013	0.80%
Brooks AFB Bldg 1006	1963	\$7,831	\$86,013	9.10%
C Palomino Center	1987	\$834,088	\$3,157,310	26.42%
Child Care Center	2001	\$234,360	\$962,720	24.34%
D Counseling & Student Serv	1987	\$168,280	\$536,119	31.39%
E Math & Science	1987	\$1,074,704	\$2,528,842	42.50%
F Applied Sciences	1987	\$731,873	\$2,890,064	25.32%
G Student Center	1987	\$444,951	\$3,346,177	13.30%
H Administration	1987	\$72,716	\$2,126,068	3.42%
J Fine Arts	1987	\$523,215	\$1,302,731	40.16%
K Performing Arts	1987	\$1,050,960	\$3,014,108	34.87%
Learning Resources Center	1997	\$9,732	\$13,459,067	0.07%
M Central Plant	1987	\$136,798	\$8,109,568	1.69%
P Educational Labs	1990	\$114,241	\$1,331,971	8.58%
P.E. Building / Natatorium	1991	\$339,171	\$16,317,720	2.08%
Q Faculty Office Bldg	1990	\$85,850	\$1,081,617	7.94%
R General Education Bldg	1990	\$351,033	\$6,418,352	5.47%
Total		\$8,077,347	\$72,273,986	11.18%

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
Academic Center	1998	\$350,424	\$13,012,455	2.69%
Central Plant	1998	\$27,483	\$2,067,509	1.33%
College Commons	1998	\$139,322	\$6,695,913	2.08%
Learning Center	1998	\$182,570	\$5,361,036	3.41%
Portable G 020	2000	\$23,766	\$127,310	18.67%
Portable G 030	2000	\$23,766	\$127,310	18.67%
Portable G 040	2000	\$23,766	\$127,310	18.67%
Portable G 050	2000	\$23,766	\$127,310	18.67%
Portable G 060	2000	\$23,766	\$127,310	18.67%
Portable G 070	2000	\$23,766	\$127,310	18.67%
Portable G 080	2000	\$23,766	\$127,310	18.67%
Portable G 090	2000	\$23,766	\$127,310	18.67%
Portable G 100	2000	\$14,504	\$127,310	11.39%
Portable G 110	2000	\$23,766	\$127,310	18.67%
Portable G 120	2000	\$23,766	\$127,310	18.67%
Portable G 130	2004	\$23,766	\$127,310	18.67%
Portable G 140	2004	\$23,766	\$127,310	18.67%
Portable G 150	2004	\$23,766	\$127,310	18.67%
Portable G 160	2004	\$23,766	\$127,310	18.67%
Total		\$1,047,027	\$29,046,563	3.60%

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
Building 7980	2001	\$49,382	\$749,655	6.59%
Building 7982	1999	\$64,362	\$171,675	37.49%
Building 7990	1985	\$311,492	\$3,009,435	10.35%
Total		\$425,236	\$3,930,765	10.82%

District Administration

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
811 West Houston	1910	\$1,312,199	\$5,207,252	25.20%
Sheridan Street-Building A	1960	\$73,044	\$1,763,142	4.14%
Sheridan Street-Building B	1960	\$100,806	\$589,291	17.11%
Sheridan Street-Building C/D/E	1960	\$568,402	\$5,340,957	10.64%
Total		\$2,054,451	\$12,900,642	15.93%

Central Texas Facility

Overall Condition

Building	Year Built	Current Repair Cost	Replacement Value	FCI
CTTC	2004	\$0	\$4,324,166	0.00%

SAN ANTONIO COLLEGE

SAN ANTONIO
COLLEGE



Facility Executive Summary**Facility:** \San Antonio College\Bennet Carriage(Custodial)**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$253,379.98

Replacement Cost:

\$481,844.72

FCI:

52.59%

Photo Description:

Bennet Carriage House (Custodial)

**Facility Description:**

The Bennet Carriage House is located on the San Antonio Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 2,749 square foot building contains custodial offices and storage. Originally constructed in 1920, there have been no apparent additions or renovations.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab-on-grade that is not showing signs of settlement or damage. The main structure is brick. The roof is standing seam metal and it is not leaking. Exterior doors are typically wood. Windows are typically wood frame, single-pane units.

Interiors: Partition walls are painted drywall. The interior wall finishes are generally in poor condition. Ceilings are of painted drywall that is in poor condition. Flooring is vinyl Composition tile in poor condition. Interior doors are generally solid wood with raised panels in poor condition.

Mechanical/Plumbing: Heating and cooling is provided by four window units. Fresh air is supplied by the window units and is inadequate. The first floor restroom lacks ventilation. Plumbing fixtures are generally in poor condition. Domestic water piping is copper and sanitary piping is cast iron and is in poor condition. Domestic hot water is supplied by an electrical water heater. Controls are manually set on each window unit. All mechanical systems need to be replaced if the building is to be used for other than custodial storage.

Electrical: The electrical system is fed from a pole mounted transformer that deliver 120-240 volt, 1-phase, 3-wire power through a 200 amp service panel. The electrical distribution system was upgraded at some point in the past but is far past normal expected life and needs to be replaced. Lighting is typically surface-mounted and pendent-mounted fluorescent and illumination is generally inadequate. There are two battery pack emergency lights in the building. The building lacks exit signs and lights. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The building lacks fire detection or suppression systems.

Facility Executive Summary**Facility:** \San Antonio College\Bennet East (Music)**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$273,319.67

Replacement Cost:

\$998,254.40

FCI:

27.38%

Photo Description:

Bennet East (Music Hall)

**Facility Description:**

East Bennet House is located on the San Antonio Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 5,720 square foot building contains offices, classrooms, and music practice rooms. Originally constructed in 1920, the most recent renovation was in 2001.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on footings and stone foundation walls that are not showing signs of settlement or damage. The main structure is stucco over brick. The roof is standing seam metal and it is not leaking. Exterior doors are typically wood. Windows are typically wood frame, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in fair condition. Ceilings are painted plaster that is in fair condition. Flooring in high use areas is carpet. Most other flooring is vinyl tile. Interior doors are generally solid wood with raised panels.

Mechanical/Plumbing: Heating is provided by five forced air furnaces ranging in size from 80,000BTU to 140,000BTU. Three units are located in the attic and two are in the crawl space under the front of the building. Cooling is supplied by DX condensing units to the forced air furnaces. The capacities are 2 3-Ton, 2 6-Ton and 1 5-Ton. The heating/cooling distribution system is ductboard. Fresh air is supplied by the forced air furnaces and appears to be adequate. Restrooms are located on exterior walls and depend on open windows for ventilation. Plumbing fixtures are original except the water closets were upgraded and are generally in fair condition. Domestic water piping is copper with some galvanized. Sanitary and roof drain piping is cast iron and is original. Domestic hot water was supplied by a gas fired water heater that has been abandoned. Controls are individual electronic room thermostats.

Electrical: The electrical system is fed from two overhead feeds that deliver 120-240 volt, 1-phase, 3-wire power. The electrical distribution system is has been upgraded but appears inadequate for current usage. Lighting is typically surface-mounted fluorescent and has been upgraded with electronic ballasts and T-8 lamps. The lenses and fixtures are in fair condition and should be replaced. Illumination is generally adequate. The building lacks emergency lights and lighted exit signs. The building does not have security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored.

Facility Executive Summary**Facility:** \San Antonio College\Bennet West (RTF Bldg)**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$230,779.31

Replacement Cost:

\$566,840.96

FCI:

40.71%

Photo Description:

Bennet West (RTF Building)

**Facility Description:**

West Bennet House (RTF Building) is located on the San Antonio Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 3,248 square foot building contains offices, classrooms, and audio rooms. Originally constructed in 1915, there have been no apparent additions or renovations.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is wood-framed with a brick veneer. The roof is corrugated tile and it is not leaking. Exterior doors are typically wood. Windows are typically wood frame, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in fair condition. Ceilings are painted plaster that is in fair condition. Flooring in high use areas is carpet or vinyl. Most other flooring is vinyl tile. Interior doors are generally solid wood with raised panels.

Mechanical/Plumbing: Heating is provided by two attic mounted, gas fired, 120,000BTU forced air furnaces that were replaced in 2002 and a 140,000BTU gas fired package unit. Cooling is supplied by two condensing units located on grade and the package unit. The heating/cooling distribution system is metal ductwork. A window unit is installed in Room 110. Fresh air is supplied by the furnaces and the package unit and appears adequate. Wall mounted exhaust fans are installed in two of the bathrooms and ventilation is adequate. Water closets were upgraded to low flow units. The other fixtures are generally in fair condition. Domestic water piping is a combination of copper and galvanized and sanitary piping is cast iron, was added to the exterior wall and needs to be replaced. There is no domestic hot water in the building. Controls are individual room thermostats.

Electrical: The electrical system is fed from a pole mounted transformer that delivers 120/240 volt, single phase power. The electrical distribution system was upgraded in the past but needs to be replaced to meet current needs. Lighting is typically surface mounted fluorescent that was been upgraded with electronic ballasts and T-8 lamps but the fixtures and wiring are past useful life and need to be replaced. Illumination is generally adequate. Emergency lights are not present. Some exit signs are present, but additional signs are needed to provide adequate coverage. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary**Facility:** \San Antonio College\Campus Police Building (DPS)**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$180,111.09

Replacement Cost:

\$518,478.24

FCI:

34.74%

Photo Description:

Campus Police

**Facility Description:**

Architectural: This Campus Police Building, also known as the D.P.S. Building, is a one story brick faced structure constructed in 1973; there have been no major renovations. It has four places on the exterior of the building, several on the interior partitions, and one crack running across the full width of the building floor which evince building movement and/or vehicular damage. Also, behind the drink machine in the Reception/Lobby, there is wall damage (apparently overlooked when the repairs were made to the exterior of the Capt's Office, from the time a vehicle was driven into the building). In addition, there is evidence of previous termite infestation of the interior partitions and ceiling where paint easily delaminates from the substrate. There is also evidence of water damage in the building. While several areas of this building have been dressed up to improve their appearance, the College should consider replacing this building.

Mechanical/Plumbing: Heating is provided by two 125,000 BTU gas fired forced air furnaces. Cooling is supplied by one 5-Ton and one 4-Ton split system condensing units mounted on grade. The heating/cooling distribution system is external wrapped ductwork. Fresh air is supplied by the forced air furnaces and appears inadequate. There is evidence of extensive dirt on all diffusers. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Most of the plumbing fixtures are original and are generally in fair condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by 40,000 BTU, 30 gallon gas fired heater. Controls are individual electrical thermostats.

Electrical: The electrical system is fed from a 25kVA pole mounted transformer that delivers 120/208 volt, 3-phase, 4-wire power. The electrical distribution system is original and is in poor condition. Lighting is a combination of surface-mounted fluorescent and incandescent fixtures and illumination is generally adequate. Emergency lights consists of a single battery unit in the squad room. There are no lighted exit signs. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: \San Antonio College\Central Plant\Building Shell

Facility Description:

Facility Executive Summary

Facility: \San Antonio College\Central Plant\Physical Plant Equipment

Facility Description:

Facility Executive Summary**Facility:** \San Antonio College\Chance Academic Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$1,626,531.21

Replacement Cost:

\$21,087,600.00

FCI:

7.71%

Photo Description:

Chance Academic Center

**Facility Description:**

Architectural: The Chance Academic Center is located on the campus of San Antonio College of the Alamo Community College District in San Antonio, Texas. The three story, 120,000 square foot building contains faculty offices and classrooms. Originally constructed in 1991, there have no renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a footings and foundation walls that are not showing signs of settlement or damage. The main structure is typically concrete structure with block infill and a brick exterior. The roof is a modified bitumen with a full parapet. The flashing around the parapet wall is in fair condition. Roof drainage is adequate. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units original to the building.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are either open, exposing the wood trusses, or concrete deck, which is in fair condition. Flooring in high use areas vinyl tile, which is in good condition. Most other flooring is either concrete or vinyl tile, which is also in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Mechanical/Plumbing: Heating and cooling for this building is provided by a 4-pipe chilled and heating water system, distributed from a Central Plant. The facility has factory built air-handling units on each floor with VAV terminal units serving individual spaces. The coils in the air-handling units are beginning to deteriorate and should be scheduled for replacement. The pneumatic controllers at the VAV terminal units are failing. It is recommended that the terminal units be replaced with DDC controllers. Room sensors should be replaced with DDC units at the same time. The slot diffusers in this building are inappropriate for their application. Since the slots are creating problems for the user, it is recommended that they be replaced with lay-in ceiling diffusers. Lavatories and lavatory faucets are showing deterioration from cleansing agents and should be replaced. There are two gas fired water heaters in the basement mechanical room that are original. The age of these water heaters indicates that they are beyond their expected useful life. The water softener system was replaced in 2002 and is in good condition.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. The service to the building is rated at 1600 amps. Lighting throughout the facility is generally fluorescent. Lighting is adequate. There is a 250 KVA emergency generator providing 277/480 volt power to this building.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and smoke detectors. This system is centrally monitored. The fire alarm system in this building was installed in 1991 and does not meet current codes and standards. This system should be scheduled for an upgrade. Lighted exit signs are present and adequate. This building does not have a security system. A fire sprinkler system is present in this building.

Facility Executive Summary**Facility:** \San Antonio College\Chandler Physical Ed Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$2,554,854.50

Replacement Cost:

\$13,292,939.88

FCI:

19.22%

Photo Description:

Chandler Physical Education Center

**Facility Description:**

Architectural: The Chandler Physical Education Center consists of a building first occupied in 1951, and addition in 1986, and an addition and renovation in 1992. The three buildings comprise approximately 77,300 s.f. of concrete and steel frame construction with masonry infill. The facility houses two gymnasiums with one pair of locker rooms, a natatorium with its locker rooms, 10 racquet ball courts, weight and dance instruction rooms, classrooms and offices. The facility is in good shape except for some roofing issues leading to relatively small amounts of interior and exterior degradation, the normal corrosion occurring in the swimming pool area, and a ventilation issue leading to delamination of paint from about 900 s.f. of sheet metal at the ceiling in the east end of the old gymnasium.

Mechanical/Plumbing: Heating is provided by hot water from the central plant for the gym and offices. Heating for the pool is provided by a 2009M Btu Kewanee gas fired steam boiler to four ceiling hung heating air handlers. The pool area is not cooled. Cooling for the gym is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using eight air handlers. Ductwork is primarily externally wrapped rectangular metal. Fresh air is supplied by the air handling units. Roof mounted exhaust fans are installed in bathrooms and ventilation is adequate. Plumbing fixtures are original and are generally in good condition. Domestic water piping is copper sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by two PVI 1,200,000 Btu gas fired hot water heaters. Controls are a combination of DDC and pneumatic and need to be upgraded.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 V., 3-phase, 4-wire power. The electrical distribution system is was upgraded in the 1992 addition, but most of the original gym wiring has not been upgraded. Lighting is typically recessed fluorescent with HID fixture in the two gyms. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building has a 15kVA emergency generator that serves emergency lighting and communications only.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary

Facility: \San Antonio College\Chemistry / Geology Building
Address: 1300 San Pedro, San Antonio, TX 78212

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$2,789,290.57

Replacement Cost:

\$10,462,207.68

FCI:

26.66%

Photo Description:

Chemistry/Geology Building

**Facility Description:**

Architectural: The Chemistry/Geology Building is located on the San Antonio College Campus of the Alamo Community College District in San Antonio, Texas. This reinforced concrete masonry, 3-story, 50,748 square foot building contains classrooms and laboratories. Originally constructed in 1961, the latest renovation was in 1992. The exterior loading dock slab at the north side of the building has a significant structural crack, across its width, in need of analysis and repair. Elsewise, the building appears stable with no signs of significant settlement or stress. The vinyl composition tile flooring and acoustic tile evince water or excessive humidity in the building in the past; there is an abnormal amount of windowing in the VCT flooring in some areas. The chemical lab equipment appears original and replacement is recommended. The ceramic tile walls lining the public corridors are in excellent shape, showing no appreciable wear.

Mechanical/Plumbing: Heating is provided by a hot water distribution system from a central plant. Cooling is supplied by a chilled water system, also distributed from a central plant. The heating/cooling distribution system is a 4-pipe system using three factory built air handlers in the basement and fan/coil units in the chemistry labs. Fresh air is ducted to the return air section of the central station air handling units in the basement. The air handling units and associated ductwork are in good condition. The chilled water pump in Room 022 is showing heavy corrosion on the shaft and should be considered for replacement. The heating water pump in room 022 is heavily corroded at the suction flange with minor corrosion on the shaft. Insulation on the chilled water piping in Room 002 is damaged. Insulation on the chilled water supply piping in the chemistry labs is beginning to deteriorate and should be replaced. A roof mounted exhaust fan provides ventilation for the restrooms. This system appears to be adequate. Organic growth on the walls in Room 011A indicates that the exhaust system for this room is not functioning. Corrosive chemicals are stored in Room 113A without ventilation. It is reported that there are heavy vapors in Room 113 that induce heavy corrosion on metal objects. The only ventilation for this room is from a fume hood. Room 215A has a heavy chemical odor present. There is no ventilation in this room. A study should be conducted to determine if additional exhaust should be provided for Rooms 113, 113A and 215A. Two roof mounted exhaust fans appear to be abandoned.

Plumbing fixtures are in good condition. The acid waste system appears to connect directly to the sanitary sewer system without an acid dilution tank. This matter should be investigated and rectified as necessary.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are operated on a central battery system located in Room 023.

Facility Executive Summary

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or combination smoke/heat detectors. This system is centrally monitored. The fire alarm system in this building is aged and does not meet current codes and standards. This system should be scheduled for an upgrade to comply with current codes. This building has an automated fire sprinkler system in the basement. There is no sprinkler protection in the stairwells nor on the first and second floors. This system should be considered for an upgrade during the next major renovation. Lighted exit signs are present and adequate. This building does not have a security system.

Facility Executive Summary**Facility:** \San Antonio College\Child Development Building**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$1,567,355.24

Replacement Cost:

\$3,713,785.60

FCI:

42.20%

Photo Description:

Child Development Center

**Facility Description:**

Architectural: The Child Development Building is located on the San Antonio College Campus of the Alamo Community College District in San Antonio, TX. This building, formerly an osteopathic hospital constructed in 1959, was renovated and first occupied in 1993 by the College. Located on a hill, this building is three stories, the north side of the bottom floor being under grade and the south side being at grade. This 21,280 square foot concrete frame, brick faced structure appears in good condition structurally, but the roof is aging with much of the flashing starting to open up and evidence of standing water on a portion of the roof. Well maintained for the most part, the building is a product of its times as you will note by the mechanical systems listed below and the condition of some finishes and systems in the building. Floors in the public corridors are mostly vinyl composition tile (VCT); in the offices, classrooms, and child care spaces, there is a mix of VCT and carpet. Most interior partitions are painted drywall; walls between the child care spaces and hallways have large windows.

Mechanical/Plumbing: Heating is provided by a Rite 1,200,000 Btu gas-fired boiler. Cooling is supplied by a Carrier30GT 80 Ton reciprocating air cooled chiller. The heating/cooling distribution system is 4-pipe using multi-zone air handlers, fan coil units and a roof mounted outdoor air handler that was added in 1997. The interior piping system is original and in poor condition. The fan coils in the classrooms are noisy and inefficient. Exterior piping needs to be completely reinsulated. Fresh air is supplied by air handling units. The outdoor air handler has been abandoned. The entire heating, cooling and air distribution system needs to be replaced. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is adequate. Plumbing fixtures were upgraded in the 1993 renovation and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is mostly original. Domestic hot water is supplied by two Bock 140,000 Btu gas fired water heater. Controls are a combination of digital, electric and pneumatic and need to be replaced.

Electrical: The electrical system is fed from a pole mounted transformers that delivers 120/208 volt, 3-phase, 4-wire power. The electrical distribution system is original and needs to be replaced. Phase protection should be added to address single phasing motor losses. Lighting is typically recessed fluorescent and illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building has a 125kW emergency generator that serves the entire building but has not been used in several years. The generator should be removed or upgraded to meet code requirements. The building has security cameras at the entrance.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building has a fire sprinkler system.

Conveying: The building has a 3500# hydraulic elevator that is in good condition.

Facility Executive Summary

Facility: \San Antonio College\Continuing Education Annex

Surveyor:

Mike Patterson

Date:

29-Dec-2004

Repair Costs:

\$0.00

Replacement Cost:

\$127,310.40

FCI:

0.00%

Photo Description:

SAC, Continuing Education Annex



Facility Description:

The Continuing Education Annex is located on the San Antonio Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 2,852 square foot facility consists of 2 portable buildings containing two (2) classrooms each. Originally constructed in 2004, there have been no additions or renovations.

Site: Wood walkways are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on piers that are not showing signs of settlement or damage. The main structures are metal clad. The roof is standing seam metal and it is not leaking. Exterior doors are typically metal. Windows are typically metal frame, single-pane units.

Interiors: Partition wall are painted drywall. The interior wall finishes are generally in good condition. Ceilings are 2X4 lay-in tiles that are in good condition. Flooring is of vinyl tile.

Facility Executive Summary

Facility: \San Antonio College\Facilities / Maintenance Bldg

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$147,532.54

Replacement Cost:

\$1,266,200.00

FCI:

11.65%

Photo Description:

Facilities Maintenance Building

**Facility Description:**

Architectural: The Facilities / Maintenance Building is located on the San Antonio College Campus of the Alamo Community College in San Antonio, TX. The building is a 10,000 s.f., 2-story, steel framed, metal clad building, first occupied in 1976. It houses the Facilities and Maintenance offices and shops. It underwent partial renovation in 2000. Except for relatively minor problems and some aging or damaged finishes, the facility is in acceptable condition. However, the storage of flammable liquids inside the building is considered against good judgement; while the liquids are in a "vault" with appropriate electrics, fire protection, and ventilation, provision for explosion relief isn't evident. Flooring is primarily vinyl composition tile (VCT) with some carpet. Interior partitions are primarily drywall with various finishes.

Mechanical/Plumbing: Heating is provided by one gas fired package unit(250,000 BTU) and two heat pumps. There are gas fired unit heaters in the shop area. Cooling is supplied by the same package unit (approximately 20 Tons), the two heat pumps(2 Ton, 4 Ton) and one window unit in the breakroom. The heating/cooling distribution system is metal ductwork. Fresh air is supplied by the package unit. Ceiling-mounted exhaust fans are installed in bathrooms and ventilation is adequate. Plumbing fixtures were upgraded in 2000 and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original.

Electrical: The electrical system is fed from a 25kVA pole mounted transformer that delivers 3 phase, 4-wire, 120/208. The electrical distribution system is was partially upgraded in 2000. Lighting is typically recessed fluorescent with HID fixtures in the shop area and illumination is generally adequate. Emergency battery powered lights are present and exit signs are present at exit doors and near stairways and are not typically illuminated. The security system consists of motion detectors.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors and shop areas. The system is activated by pull stations and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: \San Antonio College\Fletcher Administration Cntr

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$5,274,414.00

Replacement Cost:

\$11,268,463.80

FCI:

46.81%

Photo Description:

Fletcher Administration Building

**Facility Description:**

Architectural: The Fletcher Administration Center is located on the San Antonio College Campus of the Alamo Community College District in San Antonio, TX. This reinforced concrete masonry, 3-story, 63,470 square foot building contains offices and was first occupied in 1972. Having undergone a renovation in 2002, the interior of the building appears nearly new, except for a few blemishes on the finishes and some aging acoustic ceilings. However, the exterior brick fascia indicates structural stress in several areas, that is, building differential settlement, in need of engineering analysis and repair. Terrazzo flooring in the public corridors remains in excellent condition; elsewhere, they are a mix of vinyl composition tile (VCT) and carpet. Interior partitions are a mix of concrete block and drywall with various finishes applied thereto.

Mechanical/Plumbing: Heating is provided by a hot water distribution system from a central plant. Cooling is supplied by a chilled water system, also distributed from a central plant. The heating/cooling distribution system is a 4-pipe system using two built-up air-handling units. Fresh air is ducted to the return air section of the air-handling units. Although the air-handling units and associated ductwork are generally in fair-good condition, the system is very old, outdated, and inefficient. Due to the systems age, maintenance is becoming a major issue. It is recommended that this system be scheduled for replacement. The duct wrap in the mechanical shaft on the third floor is damaged. The chilled water pipe insulation is damaged at the coil hookups in Mechanical Room 100. A roof mounted exhaust fan provides ventilation for the restrooms. Although this system appears to be adequate, the exhaust fan is beyond its expected useful life.

The porcelain on some of the plumbing fixtures are beginning to show signs of wear, presenting a potential health hazard. Hose bibbs in the restrooms and on the exterior of the building do not have integral vacuum breakers as required by the Uniform Plumbing Code. The 50 gallon domestic water heater, in Room 111, appears to have been replaced in 2004. The insulation on the hot water piping is missing. The mop sink on the third floor is damaged and the faucet does not have an integral vacuum breaker.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators throughout the building. Pull stations and/or combination smoke/heat detectors activate the system. This system is centrally monitored. Lighted exit signs are present and adequate. This building does not have a security system.

Facility Executive Summary**Facility:** \San Antonio College\Gonzales Hall**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$1,635,304.02

Replacement Cost:

\$5,512,737.76

FCI:

29.66%

Photo Description:

Gonzales Hall

**Facility Description:**

Architectural: Gonzales Hall is a two-story 31,588 square foot two story concrete frame, masonry construction building used primarily for computer instruction. The building was built in 1950, first occupied by the College in 1992 and received a renovation in 2003; the building is in generally good condition. Problems consist of needing new roofing, some cosmetic improvements, a few safety items, and replacement of some interior finishes.

Mechanical/Plumbing: Heating is provided by hot water from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system was upgraded in 1991 by addition of penthouse air handlers with variable frequency drives, new ductwork and reheat terminal units. The terminal diffusers are four foot slots which are noisy and inefficient. Pneumatic terminal units control poorly and parts are difficult to obtain. Fresh air is supplied by air handling units and appears adequate. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Some plumbing fixtures are original and the urinals are scheduled for replacement. Faucets and fixtures are showing wear from age and use of abrasive cleansers. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by 85 gallon electric water heater. Controls are a combination of digital, pneumatic and electric and should be replaced with a single system energy management system.

Electrical: The electrical system is fed from a pad mounted transformer at the Loftin Building that delivers 277/480 volt, 3-phase, 4-wire power. A 150kVA transformer provides 120/208 volt service. The electrical distribution system has had additions but the building power is insufficient for future expansion. Lighting is typically recessed fluorescent with electronic ballasts and T-8 bulbs. Most fixtures are original and should be upgraded to parabolic reflectors for better lighting efficiency. Illumination is generally adequate. Battery pack emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Conveying: The building has a hydraulic elevator that is in good condition. The elevator pump, tank and controls are located adjacent to the air handler in the penthouse and should be relocated for code and safety considerations.

Facility Executive Summary**Facility:** \San Antonio College\Koehler Art Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$246,820.36

Replacement Cost:

\$613,480.00

FCI:

40.23%

Photo Description:

Koehler Art Center

**Facility Description:**

The Koehler Art Center is located on the San Antonio Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 3500 square foot building contains offices and art studios. Originally constructed in 1915, there have been no apparent additions or renovations.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab-on-grade that is not showing signs of settlement or damage. The main structure is brick. The roof is standing seam metal and it is not leaking. Exterior doors are typically wood. Windows are typically wood frame, single-pane units.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in poor condition. Ceilings are exposed wood that is in fair condition. Flooring is of painted wood. Interior doors are generally solid wood with raised panels.

Mechanical/Plumbing: Heating is provided by a two gas fired unit heaters of 120,000BTU input. Cooling is supplied by four window air conditioning units. Fresh air is supplied by the window units and infiltration and appears inadequate. A wall mounted exhaust fans is installed in the first floor restroom and is adequate. The second floor restroom is not ventilated. Toilets have been upgraded to low flow design. Other plumbing fixtures are generally in poor condition. Sinks have clay traps installed. Domestic water piping is copper and galvanized and sanitary drain piping is cast iron and PVC. The entire plumbing system needs to be replaced. Domestic hot water is supplied by 6 gallon electrical water heater. Controls are individual unit controls and electric room thermostats.

Electrical: The electrical system is fed from a pole mounted transformer that delivers 120-240 volt, 1-phase, 3-wire power through a 400 amp disconnect and a 112.5kVA dry transformer. The electrical distribution system has been upgraded in the past but the building requires replacement to meet current requirements. Lighting is typically fluorescent fixtures that have been upgraded with electronic ballasts and T-8 lamps. The fixtures are past useful life, many have broken or discolored lenses and need to be replaced. Illumination is generally adequate. Emergency lights are present. The building lacks exit lights. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary**Facility:** \San Antonio College\Koehler Cultural Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$2,191,899.68

Replacement Cost:

\$2,902,509.66

FCI:

75.52%

Photo Description:

Koehler Cultural Center

**Facility Description:**

Architectural: The Koehler Cultural Center is carried in the THECB database as a 3-story, 12,655 s.f. house first occupied by the University in 1973. The house was constructed in 1901 for the president of Pearl Brewery, and is historic in nature. A glorious facility in its youth and well-maintained in many respects today, this house is suffering some serious problems on the exterior in the form of structural movement apparently due to differential settlement; there is some evidence of differential settlement in the basement as well. Several of the second story patios have members strapped in place. Other exterior flaws include degradation or separation of frieze and some stonework, delamination of column plaster, and deterioration of the wood window frames. Additionally, the property boundary fence, a combination of concrete base and custom made heavy wrought iron ornamental fencing, has given way to soils pressures and is atilt.

The interiors of the first and second floors are beautifully finished in rich woods and tile, of high quality, and well maintained. In other areas, for instance the basement, the carpet is beyond its useful life. Floors 1 and 2 are used for offices and dress functions. The basement is primarily for teaching the cutting and polishing of rocks and gems. The 3rd floor is primarily storage.

Mechanical/Plumbing: Heating is provided by a multiple forced air furnaces, most of which are damaged and in poor condition. Cooling is supplied by direct expansion coils mounted on the furnaces with condensing units located on grade southwest of the building. The heating/cooling distribution system is a combination of rectangular, round and spiral metal duct with some ductboard. Fresh air is supplied by the forced air furnaces and is generally inadequate. Bathrooms are ventilated by windows and ventilation is generally inadequate. Controls are individual electric thermostats. Vanities/lavatory fixtures are original. Water closets and some faucets have been replaced. Most fixtures are well past normal useful life but are quite ornate and in good condition. Domestic water piping is a mix of copper, galvanized and possibly lead. Sanitary drain piping is cast iron and is original. The entire domestic/sanitary piping system need to be replaced. Domestic hot water is supplied by an electrical water heater.

Electrical: The electrical system is fed from a pole mounted, 100kVA transformer that delivers 120/208 volt 3-phase, 4-wire power. The electrical distribution system has had additions and it is unclear if some of the original panels, fuses, switches and wiring is still in use. According to Facility Staff, two floors have been completely rewired. Recommend a complete rewiring of the remainder of the building to meet current needs. Lighting is a combination of recessed, surface-mounted, pendent-mounted fluorescent and incandescent fixtures. Illumination is generally adequate. Lighting should be upgraded to an energy efficient system using fixtures compatible with the historic nature of the building. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors and some larger rooms. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building not have a fire sprinkler system.

Facility Executive Summary

Conveying: The building has 2100# hydraulic elevator in good condition and a personal lift that should be upgraded or replaced..

Facility Executive Summary

Facility: \San Antonio College\Law Enforcement Annex

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$200,954.90

Replacement Cost:

\$588,940.80

FCI:

34.12%

Photo Description:

Law Enforcement Training Annex



Facility Description:

Architectural: The 3,360 s.f. Law Enforcement Annex, built in 1964, is a steel framed building with brick exterior and combustible interior partitions. It houses law enforcement police training. A former religious facility, the building has suffered numerous stress cracks due to apparent differential settlement. Despite some renovation in 2001, the building has roof leaks and requires some refurbishment and new entrance doors.

Mechanical/Plumbing: Heating is provided by a gas fired single zone rooftop package unit. Cooling is supplied by the same roof top package unit and one window unit in Classroom 1. The heating/cooling distribution system is metal ductwork. Fresh air is supplied by the roof top unit and is generally inadequate. A new mutli-zone unit is required to properly heat and cool the spaces. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is adequate. Plumbing fixtures are were upgraded in 2001 and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is generally in good condition. An electric hot water heater has been abandoned in place. Controls consist of a single electric thermostat.

Electrical: The electrical system is fed from a pole mounted 15kVA transformer that delivers 120/208 volt, 3-phase, 4-wire power. The electrical distribution system is original. Lighting is typically surface-mounted fluorescent and illumination is generally adequate. Emergency lights are not present and exit signs are not present.

Fire Protection/Life Safety Systems: The building lacks a fire detection or suppression system.

Facility Executive Summary**Facility:** \San Antonio College\Law Enforcement Training**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$204,029.55

Replacement Cost:

\$810,645.40

FCI:

25.17%

Photo Description:

Law Enforcement Training

**Facility Description:**

Architecture: The 4,645 s.f. Law Enforcement Training Center is a 1 and 2-story steel frame structure with mixed exterior construction and interior partitions of combustible construction that was constructed in 1973. The building houses law enforcement training. According to the occupants, the roof was replaced three years ago (2001), but several areas showed water damage and the occupants indicated leaks continue. Partitions, finishes, and the environment are not conducive to a top notch training environment. Additionally, organic growth was visible in the upstairs wall between the hallway and classroom 201.

Mechanical/Plumbing: Heating is provided by three gas fired, forced air split system furnaces, two 100,000 BTU and one 120,000 BTU. Cooling is supplied by the same three units, two of 4 tons and one of 5 tons capacity. The heating/cooling distribution system is metal ductwork and is heavily contaminated with dirt. One of the units was partially disassembled awaiting parts. Fresh air is supplied by the forced air furnaces and appears inadequate. Bathrooms are ventilated by open windows and ventilation is inadequate. Plumbing fixtures were upgraded and are generally in fair condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by 7 gallon electric water heater. Controls are digital thermostats.

Electrical: The electrical system is fed from a 50 kVA pole mounted transformer that delivers 120/208 volt, 3-phase, 4-wire power. The electrical distribution system is original and is in poor condition. Lighting is typically surface-mounted fluorescent that has been upgraded with electronic ballasts and T-8 lamps and illumination is generally adequate. Many of the fixtures have discolored or missing lenses. Recommend replacing the old fixtures. Emergency lights are present in the corridor and stairwell and exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The building lacks fire detection or suppression systems.

Facility Executive Summary

Facility: \San Antonio College\Loftin Student Center

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$495,581.95

Replacement Cost:

\$8,462,525.50

FCI:

5.86%

Photo Description:

Loftin Student Center

**Facility Description:**

Architectural: Loftin Student Center is located on the San Antonio College Campus of the Alamo Community College District in San Antonio, Texas. This 2-story facility with basement is a 50,765 s.f. building containing offices, classrooms, activity spaces, assembly spaces and a cafeteria. Originally constructed in 1954, there have been several additions and renovations. In 1991, the College added 22,000 s.f. added to Loftin Student Center comprising a kitchen, a food preparation area, a serving area and a faculty and staff eating area. In addition, there are new classrooms, photo labs and photo studios for the photography department.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs with irrigation. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on slab-on-grade showing no signs of settlement or damage. The main structure is typically brick veneer over CMU, in some areas along the exterior facade are of painted CMU, which needs repainting and crack repair. The balcony area along the main entry requires repair; where it is pulling away from building structure, there are several cracks along the slab of the balcony. In addition, canopy support columns over the balcony are cracking along the base and need repair.

The roofs are typically flat and are not leaking. Exterior doors are typically aluminum-glass and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include painted CMU, and painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x2 suspended acoustic tile in good condition. In the basement area, all the ceiling tile is beyond useful life and should be replaced. Flooring in high use areas is terrazzo. Most other flooring is vinyl tile or carpet. Within the basement area, the carpeting is beyond useful life and should be replaced. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by hot water from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is externally insulated metal ductwork, using the original dual duct air handler and two variable volume air handlers installed in the 1991 addition. Fan powered mixing boxes and VAV boxes were installed during the renovation. The dual duct mixing boxes are not functioning properly and parts are difficult to obtain. The coils in the original air handler were replaced in 2002. Fresh air is supplied by the air handlers and appears sufficient. Diffusers show accumulation of dirt. Roof mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original, except for low flow toilets and are generally in fair condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Sanitary lines drain to a lift station in the basement. Consideration should be given to relocating the sump pump exterior to the building. Domestic hot water is supplied by gas-fired water heaters. Controls are a combination of DDC, and pneumatic and should be scheduled for upgrade or replacement.

Facility Executive Summary

Electrical: The electrical system is fed from a pad mounted transformers that deliver 277/480 V., 3-phase, 4-wire power. The electrical distribution system is was upgraded in 1991. Lighting is typically eggcrate recessed fluorescent with some incandescent accent lighting and illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator. The building has security system cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and smoke detectors and is centrally monitored. The system was upgraded in 2003. The building does not have a fire sprinkler system.

Conveying: The building has an electric elevator system in good condition.

Facility Executive Summary**Facility:** \San Antonio College\McAllister Fine Arts Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$3,447,304.37

Replacement Cost:

\$11,711,454.60

FCI:

29.44%

Photo Description:

McAllister Fine Arts Center

**Facility Description:**

Architectural: McAllister Fine Arts Center is located on the San Antonio College Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 69,902 s.f. building contains offices, classrooms, lecture rooms, and an auditorium. Originally constructed in 1955, the building has undergone several renovations. Major renovations occurred in the auditorium and class room spaces while the common area received upgrading of finishes.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs with irrigation. Site drainage is generally adequate. Patio walkways need repair where walkways are cracking and pulling away from structure. Patio railing should be reset into walkway.

Structural/Exterior Closure: The building typically rest on slab-on-grade with no visible signs of differential settlement or damage. The main structure is typically stucco over brick veneer over CMU. The roofs are typically flat, built-up roof systems and are not leaking. Exterior doors are typically steel, or glass and aluminum. Windows are steel or aluminum frame, single-pane units.

Interiors: Partition wall types include painted CMU, and painted drywall. The interior wall finishes are generally in fair condition. Most ceilings are 2x4 suspended acoustic tile, that are in fair condition. Flooring in high use areas is terrazzo. Most other flooring is vinyl tile and carpet. Interior doors are generally solid wood in the corridors and a mix of solid wood and hollow metal in the administration and classroom areas.

Mechanical/Plumbing: Heating is provided by a hot water from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using two main air handlers in the auditorium, one air handler in the crawl space, a roof mounted central station air handler, a floor mounted air handler, ceiling mounted fan coils, wall mounted fan coil units, and unit ventilators. A 1 1/2 Ton split system cools Room 121A. Fresh air is supplied by the air handling units. Main class area bathrooms are fitted with windows and restroom ventilation is inadequate. Roof mounted exhaust fans are installed in other bathrooms and ventilation is inadequate. Some plumbing fixtures are original and some have been upgraded and are generally in fair condition. Faucets and flush valves are showing deterioration from age and abrasive cleansing agents and need to be replaced. All urinals are scheduled for replacement in the upcoming budget year. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied in the dressing room bathrooms by an electric/electrical water heater. The main classroom restrooms do not have hot water. Controls are a combination of CSI and Johnson DDC, pneumatics, and Honeywell electric thermostats. The systems should be replaced with a single upgraded DDC system

Facility Executive Summary

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power through a 400 amp main disconnect. Individual dry transformers provide 208/120 volt service to the building. The electrical distribution system has had additions but remains mostly original. Most panels are completely full indicating insufficient power. Lighting is a combination of recessed, surface-mounted, fluorescent with incandescent for accent lighting in the lobbies. Fluorescent lights have been upgraded with electronic ballasts and T-8 bulbs. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. Additional exit lights should be added to provide adequate coverage. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in the auditorium, common spaces, interior corridors and some classrooms. The system is activated by pull stations and smoke detectors and is centrally monitored. The system was upgraded in 2002. The building has a fire sprinkler system in the stage and work shop areas.

Conveying: The building has a 2100# capacity hydraulic elevator in good condition.

Facility Executive Summary

Facility: \San Antonio College\McCreless Hall

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$1,458,236.89

Replacement Cost:

\$8,528,373.30

FCI:

17.10%

Photo Description:

McCreless Hall

**Facility Description:**

Architectural: The McCreless Hall building is located on the campus of San Antonio College of the Alamo Community College District in San Antonio, Texas. The two story, 48,498 square foot building contains faculty offices and classrooms. Originally constructed in 1950, there was an extensive renovation in 1992. The renovation included interior partition configuration, new flooring, new lighting and a new drop down acoustical ceiling. The renovation excluded exterior windows.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footings and foundation walls that are not showing signs of settlement or damage. The main structures is typically concrete with a brick veneer. The roof is a modified bitumen with a full parapet. The flashing around the parapet wall is in poor condition. Also, ponding was discovered in various location due to inadequate slope toward drains and scuppers. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas vinyl tile, which is in good condition. Most other flooring is either carpet or vinyl tile, which is also in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Mechanical/Plumbing: Heating and cooling is provide through a chilled/heating water distribution system supplied from a Central Plant. The heating/cooling distribution system is a 4-pipe system using factory built air handlers and VAV terminal units. Chilled water is piped to the air-handling units and hot water is distributed to the VAV terminal units. The hot water distribution piping at the VAV terminal units is beginning to fail. Unions are placed on the wrong side of the shut-off valves, leaks frequently occur and the reheat coils are plugged. Fresh air is ducted to the return air section of the central station air-handling unit in room 002. All other units are rooftop units and fresh air is provided through outside air dampers. The ductwork and VAV terminal units were replaced in 1992. The return air ducts are dirty and should be cleaned. The air handling units were not included in the 1992 renovation and should be scheduled for replacement. Much of the insulation on the chilled water piping at the rooftop air-handling units is damaged and needs to be replaced. A roof mounted exhaust fan provides ventilation for the restrooms. This system appears to be adequate. The exhaust systems serving this building are all in good condition.

Plumbing fixtures are generally in good condition. The faucets for the mop sinks do not have an integral vacuum breaker. Also, exterior hose bibbs, likewise, do not have integral vacuum breakers.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are operated on a central battery system.

Facility Executive Summary

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and smoke detectors. This system is centrally monitored. The fire alarm system in this building is 12 years old (renovated in 1992) and does not meet current codes and standards. This system should be scheduled for an upgrade. There is no fire sprinkler protection within the building. Lighted exit signs are present and adequate. This building does not have a security system.

Facility Executive Summary**Facility:** \San Antonio College\Moody Learning Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$6,437,749.00

Replacement Cost:

\$32,902,562.19

FCI:

19.57%

Photo Description:

Moody Learning Center

**Facility Description:**

Architectural: The Moody Learning Center building is located on the campus of San Antonio College of the Alamo Community College District in San Antonio, Texas. The seven story, 188,413 square foot building contains a library, several computer labs, faculty offices and classrooms. Originally constructed in 1967, there was an extensive renovation in 1996. The renovation included interior partition configuration, new flooring, new lighting and a new drop down acoustical ceiling. Although the renovation was very extensive, it did not cover all areas on all floors, also, the renovation excluded exterior windows.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footings and foundation walls that are not showing signs of settlement or damage. The main structures is typically concrete with a limestone veneer. The roof is a modified bitumen with a full parapet. The flashing around the parapet wall is in fair condition. Also, ponding was discovered in various location due to inadequate slope toward drains. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units original to the building.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas vinyl tile, which is in good condition. Most other flooring is either carpet or vinyl tile, which is also in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Mechanical/Plumbing: Heating and cooling for this building is provided by a 4-pipe chilled and heating water system, distributed from a Central Plant. The facility has a field erected built-up air-handling unit in the basement that serves the first three floors. A built-up air-handling unit on the roof serves floors five through six. There is a factory built air-handling unit serving the fourth floor. VAV terminal units serve individual spaces throughout the facility. The VAV terminal units and the two built-up air-handling units were replaced in 1996. There is evidence that the ductwork is dirty throughout the facility. The air volume in Room 622 (ITV Studio) is so great that it creates a high frequency signal and the wind velocity interferes with recording sessions. It is reported that the roof drain piping leaks every time it rains. Historically, roof drainage systems do not fail. Investigations have revealed that leaks attributed to roof drainage systems are in reality a failure of the roofing membrane at the roof drains. Water will collect around the roof drain body and migrate along the piping until it finds a point of least resistance and drops to the ceiling areas below. Costs have been included for replacement of the roof drain system, but a study should be conducted to ascertain the true source of leaks. The lavatory faucets have been damaged by some kind of abrasive cleanser and should be replaced. The 85 gallon electric water heater in the Penthouse was replaced in April 2004.

Facility Executive Summary

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. The service to the building appears to be rated at 3000 amps. Lighting throughout the facility is typically fluorescent. Lighting is inadequate in most of the vertical stacks in the library. There is an emergency generator providing 277/480 volt power to this building. The emergency generator and transfer switch were installed in 2003.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators throughout the building. The system is activated by pull stations and smoke detectors. This system is centrally monitored. The fire alarm system in this building was installed in 1996 and is in good condition. Lighted exit signs are present and adequate. This building does not have a security system. A Fire sprinkler system is present in this building.

Facility Executive Summary

Facility: \San Antonio College\Motor Pool

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$15,046.84

Replacement Cost:

\$474,294.90

FCI:

3.17%

Photo Description:

Motor Pool

**Facility Description:**

Architectural: The Motor Pool building is located on the campus of San Antonio College of the Alamo Community College District in San Antonio, Texas. The single story, 3,390 square foot building contains a several mechanical operations areas as well as offices. Originally constructed in 1938, there was an extensive renovation in 2000. The renovation included interior partition configuration, new flooring, and new lighting.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a slab on grade foundation that is not showing signs of settlement or damage. The main structure is typically concrete structure with block infill and a stucco exterior. The roof is a modified bitumen with a full parapet. The flashing around the parapet wall is in fair condition. Roof drainage is adequate. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units original to the building.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are either open, exposing the wood trusses, or concrete deck, which is in fair condition. Flooring in high use areas vinyl tile, which is in good condition. Most other flooring is either concrete or vinyl tile, which is also in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Facility Executive Summary**Facility:** \San Antonio College\Nail Technical Center**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$4,689,843.15

Replacement Cost:

\$14,558,797.35

FCI:

32.21%

Photo Description:

Nail Technical Center

**Facility Description:**

Architectural: The Nail Technical Center is a 3-story concrete frame, masonry-construction building completed in 1966. The terrazzo floors and ceramic tile walls in the main corridors are in excellent condition and should provide for minimum maintenance for years to come. The roof appears in good shape except for a few areas of slight sponginess and the need for replenishment of the sealant in the pitch pans. Having undergone a renovation in 2001, the building appears in overall good shape except for the need for minor amounts of painting and carpet replacement, some of which is already in process.

Mechanical/Plumbing: Heating is provided by hot water from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a combination of 4-pipe system to the original dual duct built up air handler, and 2 pipe cooling piping to the two VAV air handlers with 2 pipe heating piping to the fan powered reheat terminal units that were added in 2001. Metal duct work is externally insulated. Other modifications that were done include addition of a frequency drive to the main air handler, replacement of the dual duct mixing boxes and interfacing the pneumatic controls with digital control. The heating and cooling coils in the original air handler were replaced in 2002. HVAC piping is corroded and experiencing leaks. Fresh air is supplied by the air handling units. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures have been upgraded and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by a gas fired water heater. One unique feature of this building is the sanitary lift station contained within the mechanical room in the building. Recommend review of feasibility of relocating this outside the building structure to eliminate the current odor problems. Controls are a combination of CSI and Johnson DDC, mixed with Honeywell pneumatic and electric thermostats. The control system should be replaced with a single energy management system.

Electrical: The electrical system is fed from a pad mounted transformers that delivers 277/480 volt, 3-phase, 4-wire power. Dry transformers in the electrical rooms on each floor provide 120/208 volt power for general use. The electrical distribution system has had additions but is basically original, most distribution panels are full and the building lacks sufficient power for future uses. Lighting is typically recessed fluorescent and has been upgraded with electronic ballasts and T-8 lamps. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors, and some of the classrooms. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building has a fire sprinkler system in the basement only.

Conveying: The building has a 3000# hydraulic elevator that is in good condition.

Facility Executive Summary**Facility:** \San Antonio College\Nursing Education Building**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$920,724.42

Replacement Cost:

\$3,618,846.72

FCI:

25.44%

Photo Description:

Nursing Education Building

**Facility Description:**

Architectural: The 20,736 s.f. Nursing Education Building is of concrete frame masonry construction and houses the nurses education department. The College completed construction and occupied the structure in 1972. Furnished information indicates no renovations to the building since occupancy.

Mechanical/Plumbing: Heating is provided by hot water from the central plant. Cooling is supplied by chilled water from the central plant. The original heating/cooling distribution system was upgraded in 1992 and is metal ductwork from a dual duct, VFD driven air handler to fan powered, reheat terminals in the spaces. Fresh air is supplied by the air handling unit. Roof mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures were upgraded in the 1995 renovation and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by a 85 gallon electrical water heater. Controls are a combination of DDC and pneumatic and need to be upgraded to a single digital system.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power. The electrical distribution system is original and needs to be upgraded to meet current needs. Lighting is typically recessed u-bulb fluorescent in the corridors and straight recessed fluorescent in the classes and offices, and illumination is generally adequate. The fixtures have been upgraded with electronic ballasts and T-8 bulbs. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors and some class areas. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Conveying: The building has 3000# hydraulic elevator that is beyond its useful life.

Facility Executive Summary

Facility: \San Antonio College\Oppenheimer E & T Center

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$72,705.37

Replacement Cost:

\$1,680,375.60

FCI:

4.33%

Photo Description:

Oppenheimer E & T Center

**Facility Description:**

Architectural: The Oppenheimer Education & Training Center building is located on the campus of San Antonio College of the Alamo Community College District in San Antonio, Texas. The single story, 9,540 square foot building contains a faculty offices and classrooms. Originally constructed in 1960, there was an extensive renovation in 2003. The renovation included interior partition configuration, new flooring, new lighting and a new drop down acoustical ceiling.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footing foundation walls that are not showing signs of settlement or damage. The main structure is typically concrete structure with block infill. The roof is a modified bitumen with a full parapet. The flashing around the parapet wall is in fair condition. Roof drainage is adequate. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units original to the building.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas vinyl tile, which is in good condition. Most other flooring is either carpet or vinyl tile, which is also in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Mechanical/Plumbing: Cooling and heating is provide from gas-fired rooftop direct expansion units. There are ten rooftop units serving this building. Two 2-ton and four 2-1/2-ton roof top units were added in 2002 to supplement cooling in the computer labs. One 20-ton rooftop unit was installed that same year. There are three rooftop units that are original to the building. Although these three units are in good condition, the condenser coils have hail damage. Since the average life span of a rooftop unit is 15 years, it is recommended that these units be scheduled for replacement.

Plumbing fixtures are generally in good condition. Water closets were replaced in 2004. Domestic hot water is furnished by an 80-gallon electric water heater that is in good condition.

Electrical: The electrical system is fed from a 300 KVA pad-mounted transformer that delivers 208 volt, 3-phase power to the facility. Lighting is typically recessed fluorescent and has been upgraded with electronic ballasts and T-8 lamps. While illumination is generally adequate, 60% of the classrooms are below District standards. Emergency lights are battery operated wall pack units.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations at the exits and by smoke detectors in the corridors. This system is centrally monitored. The fire alarm system in this building is original and is beyond its expected useful life. This system should be scheduled for an upgrade. There is no fire sprinkler protection within the building. Lighted exit signs are present and adequate. This building does not have a security system.

Facility Executive Summary

Facility: \San Antonio College\Planetarium

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$185,424.07

Replacement Cost:

\$623,568.00

FCI:

29.74%

Photo Description:

Planetarium

**Facility Description:**

The Planetarium is located on the San Antonio Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 3,300 square foot building contains offices and a planetarium. Originally constructed in 1961, the building was renovated in 1996.

Site: Brick sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab-on-grade that is not showing signs of settlement or damage. The main structure is concrete masonry units or wood frame with a brick veneer. The roof is flat and it is not leaking. Exterior doors are typically steel. Windows are typically aluminum frame, single-pane units.

Interiors: Partition walls are painted drywall. The interior wall finishes are generally in poor condition. Most ceilings are 2X4 suspended acoustical tile that is in fair condition. Most flooring is vinyl tile. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating and cooling for the planetarium is supplied from an air handler in Mechanical Room 2 in the Geology Building. Heating and cooling for the office area is supplied from the central plant to an air handler in the closet in Room 108. The hot water line from the central plant has failed and, therefore, the office has no means of heating.

Distribution is through metal duct that is well past its normal life and showing signs of dirt accumulation. Fresh air is supplied by the air handling units. There are no restrooms in the building but a small lavatory is located in Room 108. Controls are pneumatic.

Electrical: The electrical system is fed from a pad mounted in the Geology Building that delivers 277/480 volt, 3 phase power to a 112.5kVA transformer adjacent to Room 105. The electrical wiring, distribution and lighting is original. Lighting is typically surface mounted, fluorescent fixtures that have been retrofitted with electronic ballasts and T-8 fixtures.

Illumination is generally adequate. There are no emergency lights in the offices. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The building lacks fire detection and suppression systems.

Facility Executive Summary

Facility: \San Antonio College\Radio Television and Film-New

Facility Description:

Facility Executive Summary

Facility: \San Antonio College\SAC Center (Howard St)

Facility Description:

Facility Executive Summary**Facility:** \San Antonio College\Sponsored Programs - JTPA**Surveyor:**

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$204,319.83

Replacement Cost:

\$592,608.62

FCI:

34.48%

Photo Description:

Sponsored Programs (JTPA)

**Facility Description:**

Architectural: The JTPA Offices, also known as the Special Programs Offices is a former 4-plex residence of wood frame construction, brick exterior, and asphalt shingle roof. It houses the Special Programs offices and functions achieved through grants. Occupants indicated there are plans in place to replace the carpet throughout. One of the rooms contained computers to be put in place for one of the grant programs. Most of the listed architectural deficiencies will be remedied if the carpet is replaced. The roofing was recently replaced.

Mechanical/Plumbing: Heating and cooling is provided by a two heat pump forced air units. The heating/cooling distribution system is externally wrapped metal ductwork. Gas unit heaters in the bathrooms were abandoned and the gas lines were disconnected. Fresh air is supplied by the air handling units. Restroom ventilation is by exterior windows and is inadequate. Toilets have been replaced with low flow models but plumbing fixtures are mostly original and generally in poor condition. Domestic water piping is copper and sanitary piping is the original cast iron. The entire plumbing system needs to be replaced. There is natural gas service to the building but the gas water heater has been disconnected. Controls are electronic room thermostats.

Electrical: The electrical system is fed from a pole mounted transformer that delivers 120-240 volt, 1-phase, 3-wire power through a 225 amp disconnect. The electrical distribution system was modified in the past and is in poor condition. Lighting is typically surface mounted fluorescent which has been upgraded with electronic ballasts and T-8 lamps but the fixtures are in poor condition and some fixtures are missing lenses. Illumination is generally adequate. The building lacks emergency lights and exit lights. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of one battery powered smoke detector and is not centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: \San Antonio College\Visual Arts & Technology Cntr

Surveyor:

Greg Caffarel

Date:

08-Oct-2004

Repair Costs:

\$370,585.54

Replacement Cost:

\$6,314,878.80

FCI:

5.87%

Photo Description:

Visual Arts and Technology Center

**Facility Description:**

Architectural: The Visual Arts and Technology Center is located on the San Antonio College Campus of the Alamo Community College District in San Antonio, Texas. This reinforced concrete masonry, 2-story, 31,606 square foot building contains classrooms. The Visual Arts and Technology Center was originally constructed in 1991 and there have been no additions or renovations to this building. The brick on the exterior of the building is stained, apparently from a substance originating in the EIFS. The fabric wall surfaces in the building's public spaces are largely stained and dirty. The art classrooms/studios are equipped with walls constructed to allow pinning/attaching art to the walls, but those walls are in need of paint. Several sets of blinds are not functioning, but do not seem to affect the educational process as the rooms are equipped with variable lighting.

Mechanical/Plumbing: Heating is provided by a hot water distribution system from a central plant. Cooling is supplied by a chilled water system, also distributed from a central plant. The heating/cooling distribution system is a 4-pipe system using factory built air handlers. Fresh air is ducted to the return air section of the central station air-handling units. The air-handling units and associated ductwork are generally in good condition. The only exception to this is in Rooms 215 and 218, where the air-handling unit casing is beginning to show signs of deterioration at the base of the coil sections. The chilled and heating water pipe insulation is damaged at the coils in most mechanical rooms. A roof mounted exhaust fan provides ventilation for the restrooms. This system appears to be adequate. The exhaust systems serving this building are all in good condition. There is a centrifugal up-blast fan on the roof that appears to have paint primer on the housing. It was observed that combustibles are stored in mechanical rooms that serve as return air plenums.

Plumbing fixtures are in fair condition. Because of heavy usage or abrasive cleansers, the porcelain has worn away in the lavatory bowls, presenting a health hazard. It is recommended that the lavatories be replaced.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate, with the exception of Room 122 where the lighting levels are below 50fc. Emergency lights are connected to an emergency generator located exterior to the building.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. Pull stations and/or combination smoke/heat detectors activate the system. This system is centrally monitored. The fire alarm system in this building is beyond its expected useful life. Lighted exit signs are present and adequate. This building does not have a security system. There is one safety concern, the storage of acetylene and oxygen cylinders without caps on an unapproved cart inside this building, in room 118A, with no electrics, no fire protection, and no explosion relief, should be discontinued.

ST. PHILIP'S COLLEGE

ST. PHILIP'S
COLLEGE



Facility Executive Summary**Facility:** \St. Philip's College\Applied Science Building**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$474,211.86

Replacement Cost:

\$17,382,112.00

FCI:

2.73%

Photo Description:

Applied Science Building

**Facility Description:**

The Applied Science Building is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The 2 story, 87,400 square foot building contains offices, classrooms, science labs, as well as an automotive shop area. Originally constructed in 1993, there have been no renovations or additions.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is typically steel with a brick exterior. The roof is typically flat with roof drains and scuppers, and is showing no signs of leaking. Exterior doors are typically steel. Other door types are storefront glass doors in aluminum frames. Windows are typically aluminum frame single pane units.

Interiors: Partition wall types include drywall. The interior wall finishes are generally in fair condition. Typically ceilings are 2x4 suspended acoustical tile which is in fair condition. Flooring in high use areas is vinyl tile which is in fair condition. Most other flooring is bare concrete. Interior doors are generally hollow core wood doors in the corridors and in the classrooms and office areas.

Mechanical/Plumbing: Heating and cooling for this building is provided by a 4-pipe chilled and heating water system. Heating is provided from a steam to water heat exchanger. Steam and chilled water are provided from the central plant. The air distribution system is composed of seven air-handling units with ducted outside air. Three air-handling units are located on the first floor and four are located on the second floor. Restroom ventilation was not functional during this survey. Plumbing fixtures are in good condition. Water closets were replaced in 2004. There are two 20 gallon water heaters that appear to be original to the building. It is reported that there is no hot water available in the faculty restrooms.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. The service to the building is rated at 1200 amps. Lighting is typically fluorescent with T-8 bulbs and illumination is generally adequate. Condition of emergency lights is unknown.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. Pull stations and smoke detectors activate the system. The fire alarm control panel serves 9 pull stations, 39 smoke detectors, 7 duct detectors, and 17 audio/visual devices. This system is centrally monitored. The fire alarm system has been in service since August 21, 1992 and is beyond its expected useful life. There is no fire sprinkler protection within the building. Lighted exit signs are present and adequate. This building does not have a security system.

Facility Executive Summary**Facility:** \St. Philip's College\Bowden Building**Surveyor:**

Mike Patterson

Date:

29-Dec-2004

Repair Costs:

\$1,020,021.43

Replacement Cost:

\$3,635,251.60

FCI:

28.06%

Photo Description:

Bowden Building

**Facility Description:**

The Bowden Building is located on the St. Philip's campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 20,830 square foot building contains offices and classrooms. Originally constructed in 1953, the building was most recently renovated in 1996.

Site: Concrete and brick paver sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on footings and foundation walls that are showing some sign of settlement or damage. The main structure is concrete columns with block infill and a brick veneer. The roof is flat and is not leaking. Exterior doors are typically aluminum. Windows are typically steel frame, single-pane units.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2X4 suspended acoustical tile that is in good condition. Flooring in high use areas is terrazzo. Most other flooring is carpet or vinyl tile. Interior doors are generally solid wood in corridors, offices and classrooms.

Mechanical/Plumbing: The building was originally not designed for air conditioning. Heating is provided by hot water from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using two air handlers in the mezzanine room for the corridors, electronic office and open computer lab and fan coil units in the classrooms. The system is inefficient and creates a severe humidity condition in the building. The fan coils result in classroom disruption from ineffective air distribution and noise. Fresh air is supplied by air handling units. Outside air intakes to the fan coils have been sealed off in an attempt to reduce humidity. Roof mounted exhaust fans are installed in bathrooms and ventilation is inadequate. The restroom exhaust system is cross connected to a 4200 CFM exhaust fan to help reduce humidity from the above ceiling area. This approach is not accomplishing the intent and may be a code violation. Plumbing fixtures were upgraded in 1994, with new low flow toilets added in 2004 and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and was upgraded in the 1991 renovation. Domestic hot water is supplied by an electrical water heater located in a janitor's closet without proper relief valve piping. Controls are DDC and pneumatic.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 V, 3-phase, 4-wire power through a 400 amp disconnect. The electrical distribution system was upgraded in 1991 but needs to be upgraded to meet current computer loads. Lighting is typically recessed fluorescent and illumination is generally adequate. Emergency lights are not present but exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator. The building does not have security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces, interior corridors and some classrooms. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building has a fire sprinkler system.

Conveying: The building has a 3000# hydraulic elevator in good condition.

Facility Executive Summary**Facility:** \St. Philip's College\Campus Center**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$993,910.10

Replacement Cost:

\$3,578,815.68

FCI:

27.77%

Photo Description:

Campus Center

**Facility Description:**

The Campus Center Building is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The 2 story, 20,064 square foot building contains offices, classrooms and a cafeteria. Originally constructed in 1953, there have been several major renovations. Originally constructed as the Fine Arts Building, it was renovated to the Campus Center in the mid 1990's.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass and shrubs, and irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on slab-on-grade that shows no signs of settlement or damage. The main structure is typically steel with brick. The roofs are typically flat, and are not leaking. Exterior doors are typically steel and aluminum and windows are typically aluminum frame, single- pane units.

Interiors: Partition wall types include painted CMU and drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas is vinyl tile. Flooring in other areas is vinyl tile and carpet. Interior doors are generally solid wood in the corridors and solid wood in the office and lounge areas.

Mechanical/Plumbing: Heating is provided by a multiple gas fired, rooftop heating units ducted directly to the spaces served. Cooling is supplied by chilled water from the central plant to roof mounted central station air handlers. The roof mounted heating units, roof mounted air handlers, and exposed ductwork are damaged and failing. Fresh air is supplied by the gas heating units and the air handlers and appears adequate. The entire HVAC system needs to be replaced. Roof mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are have been upgraded and are generally in good condition except for some faucets where abrasive cleansers have removed the finishes. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is mostly original. The roof drain system lacks secondary drains or scuppers and some areas have no drainage. There are reports of sanitary line problems and the sanitary system needs to be replaced. Domestic hot water is supplied by two gas-fired/electrical water heaters. Controls are a combination of DDC and pneumatic and should be upgraded.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 V, 3-phase, 4-wire power. The transformer also feeds three other buildings and there have been trips which are attributed to improper grounding. The electrical distribution system is basically original although there have been upgrades in particular areas. Lighting is typically recessed fluorescent and fixtures have been upgraded with electronic ballasts and T-8 lamps. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator. There are security cameras in the building.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Facility Executive Summary

Conveying: The building has a 3000# hydraulic elevator in fair condition.

Facility Executive Summary**Facility:** \St. Philip's College\Campus Security Building**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$88,872.36

Replacement Cost:

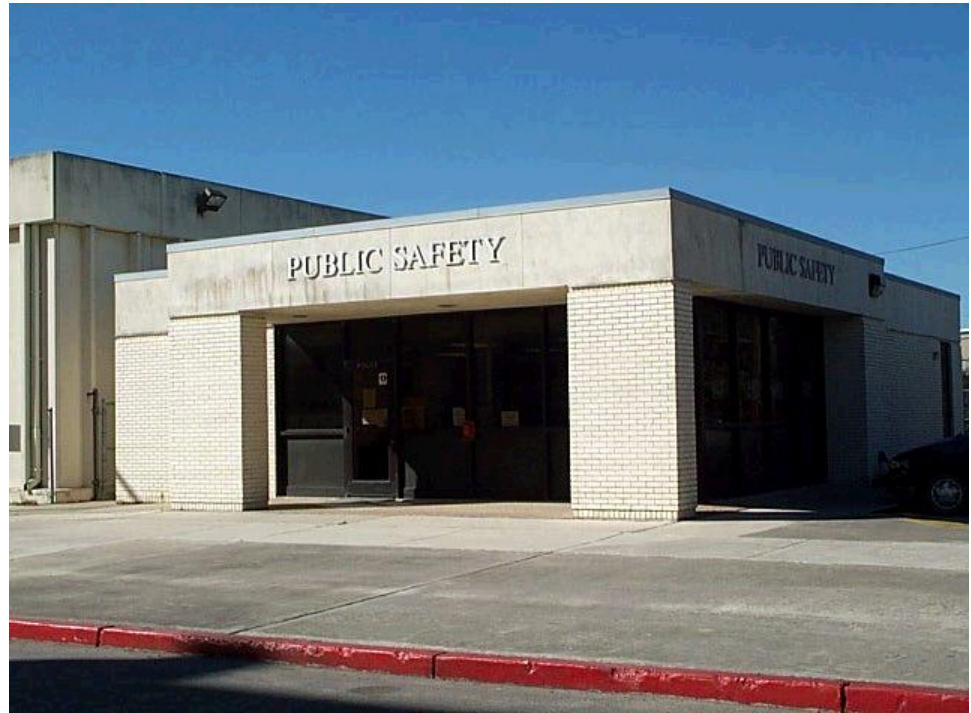
\$314,000.13

FCI:

28.30%

Photo Description:

Campus Security Building

**Facility Description:**

The Campus Security Building is located on the St. Philip's Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,857 square foot building contains offices and squad rooms. Originally constructed in 1977, there have been no apparent additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. There are no landscaped areas. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab-on-grade that is not showing signs of settlement or damage. The main structure is concrete masonry units with a brick veneer. The roof is flat and it is not leaking. Exterior doors are typically aluminum. Windows are typically aluminum frame, single-pane units.

Interiors: Partition walls are painted drywall. The interior wall finishes are generally in fair condition. Ceilings are 2X4 suspended acoustical tile that is in poor condition. Flooring in high traffic areas is vinyl tile. Most other flooring is carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating and cooling is provided by a roof mounted, 5-ton electric, 150,000 BTU gas-fired, single zone package unit. The distribution system is internally insulated, metal duct. Fresh air is supplied by the roof mounted package unit. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original and are generally in fair condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by 30 gallon electrical water heater. Controls are a single room thermostat.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 208/120 volt, 1-phase, 3-wire. The electrical distribution system is original. Lighting is typically surface mounted fluorescent and illumination is generally adequate. Fixtures have been retrofitted with electronic ballasts and T-8 lamps but the fixtures are in poor condition and need to be replaced. Emergency lights are present and exit signs are present at exit doors and are typically illuminated. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: \St. Philip's College\Central Plant\Building Shell

Facility Description:

Facility Executive Summary**Facility:** \St. Philip's College\Child Development Center**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$17,806.19

Replacement Cost:

\$1,172,768.00

FCI:

1.52%

Photo Description:

Child Development Center

**Facility Description:**

The Child Development Center is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The single story, 6,700 square foot building contains offices, classrooms, a small kitchen as well as a conference area. Originally constructed in 2001, there have been no renovations or additions.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a slab on grade foundation that is not showing signs of settlement or damage. The main structure is typically wood and steel with a brick exterior. The roof is typically flat with roof drains and scuppers, and is showing no signs of leaking. Exterior doors are typically steel. Other door types are storefront glass doors in aluminum frames. Windows are typically aluminum frame single pane units.

Interiors: Partition wall types include drywall. The interior wall finishes are generally in fair condition. Typically ceilings are 2x4 suspended acoustical tile which is in fair condition. Flooring in high use areas is vinyl tile which is in fair condition. Most other flooring is carpet. Interior doors are generally hollow core wood doors in the corridors and in the classrooms.

Mechanical/Plumbing: Heating is provided by six gas-fired forced air furnaces ranging from 80,000 BTU to 140,000 BTU. Cooling is supplied with the same furnaces using DX coils with condensers mounted on grade behind the building. Capacities are 4-4Ton, 1-3 1/2 Ton, 1-2 Ton. The heating/cooling distribution system is a ductwork from the furnaces to the individual spaces. There are complaints for hot and cold spots and the zoning of the system seems inadequate to provide consistent comfort levels. A split system was installed in the kitchen but not connected and is not operable. Fresh air is supplied by furnaces and appears adequate. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by a 10 gallon electrical water heater. Hot water for the kitchen is provided by a 120,000 BTU gas fired water heater. Controls are digital thermostats.

Electrical: The electrical system is fed from a pole mounted transformer that delivers 120/208 volt, 3-phase, 4-wire power through a 600 amp main disconnect. The electrical distribution system is original. Lighting is typically recessed fluorescent and illumination is generally adequate. The building lacks emergency lights. Exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator. The building has a controlled entry security system, but lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces interior corridors and classrooms. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary**Facility:** \St. Philip's College\Continuing Education**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$69,851.80

Replacement Cost:

\$1,409,000.00

FCI:

4.96%

Photo Description:

Continuing Education Building

**Facility Description:**

Architectural: The Continuing Education Building is located on the campus of St. Philip's College of the Alamo Community College District in San Antonio, Texas. The single story, 10,000 square foot building contains faculty offices and classrooms. Originally constructed in 1992, there have been no renovations or additions.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a slab on grade that are not showing signs of settlement or damage. The main structures is typically steel with a brick veneer. The roof is a modified bitumen with a full parapet, no aggregate. The flashing around the parapet wall is in good condition. No signs of ponding or bubbles were found. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas vinyl tile, which is in good condition. Most other flooring is either carpet or vinyl tile, which is also in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Mechanical/Plumbing: Heating is provided by hot water from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is externally wrapped metal ductwork from a 4 pipe frequency drive air handler to individual VAV terminal units. Fresh air is supplied by the air handling unit and appears adequate. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original and are generally in good condition except for faucets that have been damaged by abrasive cleansers. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by a 20 gallon electrical water heater. Controls are DDC and pneumatic.

Electrical: The electrical system is fed from a pad mounted transformer at the Applied Science Building that delivers 277/480 volt, 3-phase, 4-wire power. The electrical distribution system is original. Lighting is typically recessed fluorescent and illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and are typically illuminated. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building has a fire sprinkler system.

Facility Executive Summary**Facility:** \St. Philip's College\E.L.Turbon Student Center**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$102,925.63

Replacement Cost:

\$1,722,519.09

FCI:

5.98%

Photo Description:

Turbon Student Center

**Facility Description:**

The E.L. Turbon Student Center is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 9, 657 square foot building contains offices, student lounges and a game room. Originally constructed in 1953, there has been one renovation in 1996. The Turbon Student Center was originally a theatre. It underwent major interior renovations and was converted into a student center in 1996. All interior finishes were renovated as a part of that renovation.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass and shrubs, and irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on slab-on-grade that shows no signs of settlement or damage. The main structure is typically steel with brick. The roofs are typically flat, and there is evidence of leaks. Exterior doors are typically steel and aluminum and windows are typically aluminum frame, single-pane units.

Interiors: Partition wall types include painted CMU and drywall. The interior wall finishes are generally in fair condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas is vinyl tile. Flooring in other areas is vinyl tile and carpet. Interior doors are generally solid wood in the corridors and solid wood in the office and lounge areas.

Mechanical/Plumbing: Heating is provided by the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using a mezzanine air handler through externally wrapped metal ductwork to space diffusers. Fresh air is supplied by the air handling unit and appears adequate. There is significant evidence of dirt on diffusers. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is adequate. Some plumbing fixtures were upgraded in 1996 and are generally in good condition except as noted. Domestic water piping is copper and sanitary and roof drain piping is cast iron and was upgraded in 1996. Domestic hot water is supplied by electrical water heaters. Controls are DDC and pneumatic.

Electrical: The electrical system is fed from a pad mounted transformer at Campus Center that delivers 277/480 volt, 3-phase, 4-wire power. The electrical distribution system was upgraded in 1996. Lighting is typically recessed fluorescent and HID fixtures in the Game Room. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces, and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary**Facility:** \St. Philip's College\Health and Fitness Center**Surveyor:**

Mike Patterson

Date:

29-Dec-2004

Repair Costs:

\$661,932.88

Replacement Cost:

\$4,845,237.48

FCI:

13.66%

Photo Description:

Health and Fitness Center

**Facility Description:**

The Health and Fitness Center is located on the St. Philip's Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 25,833 square foot building contains offices, classrooms, courts, and a swimming pool. Originally constructed in 1942, the most recent renovation was in 1999 when an area was added for a weight room, offices, and aerobics.

Site: Brick paver sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is steel frame with block infill and stucco veneer. The 1999 addition is constructed of precast concrete panels. The roof is flat and it is not leaking. Exterior doors are typically steel. Windows are typically steel frame, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in good condition. Ceilings are either exposed steel framing or suspended acoustical tile that is in fair condition. Flooring in high use areas is vinyl tile. Most other flooring is wood. Interior doors are generally solid wood or hollow metal.

Mechanical/Plumbing: Heating is provided by steam from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using three air handlers and a metal ductwork system. The pool chloride atmosphere has deteriorated the air handlers and duct work. Fresh air is supplied by air handling units but the pool area needs to be better isolated to prevent chloride attack. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. The entire heating, ventilating and air conditioning system needs to be replaced. Plumbing fixtures are original and are generally in fair condition. Domestic water piping is galvanized and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by a steam/water heat exchanger and storage tank. An additional electric water heater supplies the coach's shower. A steam/water heat exchanger provides heating for the pool. Controls are DDC and pneumatic and need to be upgraded.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power. The electrical distribution system is original. Lighting is typically surface-mounted fluorescent in general spaces with HID fixtures in the gym and pool. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and are typically illuminated. The building does not have an emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system needs to be upgraded to comply with current requirements. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: \St. Philip's College\LLDC

Surveyor:

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$37,148.28

Replacement Cost:

\$2,238,496.26

FCI:

1.66%

Photo Description:

Learning and Leadership Development Center



Facility Description:

The LLDC is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 12,831 square foot building contains offices. Originally constructed in 1997, there has been no major renovation since.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass and shrubs, and irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footings and foundation walls that are showing no signs of settlement or damage. The main structure is typically steel with brick. The roofs are typically flat, and are not leaking. Exterior doors are typically steel and aluminum and windows are typically aluminum frame, single-pane units.

Interiors: Partition wall types include painted CMU and drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas is vinyl tile. Flooring in other areas is vinyl tile and carpet. Interior doors are generally solid wood in the corridors and solid wood in the office and lounge areas.

Mechanical/Plumbing: Heating is provided by steam from the central plant to a steam/water heat exchanger. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using variable frequency drive air handlers and VAV boxes with externally wrapped metal duct. Fresh air is supplied by the air handling units. Ceiling exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. There is evidence of roof drain leaks in the mechanical room. Domestic hot water is supplied by an electrical water heater. Controls are DDC and pneumatic.

Electrical: The electrical system is fed from a pad mounted transformer in the central plant that delivers 277/480 volt, 3-phase, 4-wire through a 400 amp main disconnect. The electrical distribution system is original. Lighting is typically recessed fluorescent with incandescent accent lighting. Illumination is generally adequate. Emergency lights are present and exit signs are present at exit doors and near stairways and are typically illuminated. The building does not have an emergency generator. The building does not have security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary**Facility:** \St. Philip's College\Maintenance Shop**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$194,561.07

Replacement Cost:

\$1,089,944.96

FCI:

17.85%

Photo Description:

Facilities Building

**Facility Description:**

The Maintenance Shop is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The 2 story, 8,608 square foot building contains offices, warehouse space as well as trade specific space, i.e. plumbing, cabinetry, etc. Originally constructed in 1972, there has been several small renovations. The extent of the renovations have been inconspicuous to the function of the building. In most cases, partition walls have either been moved, removed, or added.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is typically steel with a sheet metal exterior. The roofs are typically standing seam metal and are not leaking. Exterior doors are typically steel. Windows are typically aluminum frame single pane units.

Interiors: Partition wall types include drywall. The interior wall finishes are generally in fair condition. Typically ceilings are 2x4 suspended acoustical tile. In other places, ceilings are exposed deck. The ceiling tile is in poor condition. Flooring in high use areas is vinyl tile which is in fair condition. Most other flooring is bare concrete. Interior doors are generally hollow core wood doors in the corridors and in the shop/office areas.

Mechanical/Plumbing: Heating is provided by a combination of gas-fired unit heaters for the first floor shop areas and six gas-fired 80,000 BTU wall heaters for the first and second floor offices. Cooling for the offices is supplied by DX coils and condensing units for the air handlers. The cooling distribution system is an internally lined metal ductwork system using the air handlers. Fresh air is supplied by the air handlers and appears adequate. There is significant evidence of dirt accumulation on ceiling diffusers and the ductwork should be replaced. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original and are generally in fair condition. Domestic water piping is copper and sanitary drain piping is cast iron, both are original. Domestic hot water is supplied by two electrical water heaters. One was replaced in 2004, the other is past normal expected life and needs to be replaced. Controls are independent area thermostats.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power. The electrical distribution system is original. Lighting is typically recessed fluorescent with HID fixtures in the shops and illumination is generally adequate. Emergency lights are not present. Exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary

CONVEYING: The building has a 3000# hydraulic elevator in good condition that needs upgrades to comply with State Elevator Code.

Facility Executive Summary**Facility:** \St. Philip's College\Norris Technical Building**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$5,246,631.61

Replacement Cost:

\$14,978,877.08

FCI:

35.03%

Photo Description:

Norris Technical Building

**Facility Description:**

The Norris Technical Building is located on the St. Philip's Campus of the Alamo Community College District in San Antonio, Texas. The 4-story, 85,829 square foot building contains offices and classrooms. Originally constructed in 1972, the building was renovated in 1998.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on piers and foundation walls that are not showing signs of settlement or damage. The main structure is steel frame with block infill and a brick veneer. The roof is flat and it is leaking. Exterior doors are typically aluminum. Windows are typically aluminum frame, single-pane units.

Interiors: Partition walls are painted drywall. The interior wall finishes are generally in good condition. Ceilings are 2X2 suspended acoustical tile that is in good condition. Flooring in high traffic areas is terrazzo. Most other flooring is vinyl tile or carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by steam from the central plant. Cooling is supplied by chilled water from the central plant and an outdoor air, roof mounted, air cooled chiller added in 1997. The heating/cooling distribution system is a 4-pipe system using variable frequency air handlers and VAV boxes. Fresh air is supplied by the roof mounted outdoor air unit. The air handlers and most duct work is original, are well past normal life and show signs of heavy accumulations of dirt. The entire heating/cooling system should be replaced. Roof mounted exhaust fans are installed for bathrooms and ventilation is adequate. Plumbing fixtures were upgraded in 1997 and are generally in good condition. Domestic water piping was upgraded from galvanized to copper in 1997. Sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by electric water heaters. Controls are a combination of DDC and pneumatic.

Electrical: The electrical system is fed from a 750 kVA pad mounted transformer in the Sutton Building that delivers 277/480 volt, 3-phase, 4-wire power to the building. The electrical distribution system is mostly original and needs to be upgraded to meet extensive computer use. Lighting is typically recessed fluorescent and has been upgraded with electronic ballasts and T-8 bulbs. The fixtures are original, lenses are well worn and the hard connected wiring does not meet current standards. Illumination is generally adequate. There are no emergency lights in the stairwells. Some exit signs are present at exit doors and near stairways and are typically illuminated. Additional exit signs are needed to provide complete coverage. The building does not have an emergency generator. There are no security cameras at the entrances.

Fire Protection/Life Safety Systems: The fire alarm system was replaced in 2002 and consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Conveying: The building has two hydraulic elevators and they are in good condition and have been upgraded to comply with state elevator codes.

Facility Executive Summary**Facility:** \St. Philip's College\Science Building**Surveyor:**

Mike Patterson

Date:

29-Dec-2004

Repair Costs:

\$2,532,408.75

Replacement Cost:

\$16,671,911.52

FCI:

15.19%

Photo Description:

Science Building

**Facility Description:**

The Science Building is located on the St. Philip's Campus of the Alamo Community College District in San Antonio, Texas. The 3-story, 83,829 square foot building contains offices, labs, and classrooms. Originally constructed in 1992, there have been no apparent additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs which are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on piers and foundation walls that are not showing signs of settlement or damage. The main structure is steel frame with block infill and brick veneer. The roof is flat and is not leaking. Exterior doors are typically aluminum. Windows are typically aluminum frame, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in fair condition. Ceilings are 2X4 suspended acoustical tile that are generally in fair condition on the first and third floors, however the acoustical tile on the second floor is in poor condition. Flooring in high traffic areas is terrazzo. Most other flooring is vinyl tile or carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by steam from the central plant. Cooling is supplied by chilled water from the central plant. The heating/cooling distribution system is a 4-pipe system using air handlers, fan coil units and unit ventilators. Exhaust and supply fans have been added to the system to improve ventilation and air flow. Fresh air is supplied by air handling units and appears inadequate. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are original and are generally in good condition. Domestic water piping is copper and sanitary and roof drain piping is cast iron and is original. Domestic hot water is supplied by a 270,000 BTU gas-fired water heater. Chemical lab piping is not protected by an acid neutralization system. Controls are DDC and pneumatic and need to be upgraded.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power. The electrical distribution system is original. Lighting is typically recessed mounted fluorescent, 2x4 straight and 2x2 u-tubes, that do not fit the fixtures properly. Ballasts and lamps have been upgraded, but fixtures are original and should be replaced. Illumination is generally adequate. Emergency lights are not present. Exit signs are present at exit doors and near stairways and are typically illuminated. The building has a 150kW emergency generator. The building lacks security cameras.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible/strobe annunciators in common spaces and interior corridors. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The system need to be upgraded to meet current requirements. The building has a fire sprinkler system.

Conveying: The building has a 2500# hydraulic elevator in good condition.

Facility Executive Summary**Facility:** \St. Philip's College\Sutton Learning Center**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$7,036,507.94

Replacement Cost:

\$20,750,942.00

FCI:

33.91%

Photo Description:

Sutton Learning Center

**Facility Description:**

Architectural: The Sutton Learning Center is located on the campus of St. Philips College of the Alamo Community College District in San Antonio, Texas. The 3 story, 119,740 square foot building contains offices, classrooms, library, as well as other administration functions. Originally constructed in 1975, there have been several renovations. The renovations have been sporadic and only specific to departments and administration groups.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on footings and foundation walls that are not showing signs of settlement or damage. The main structures is typically concrete with some steel. A portion of the first floor has a brick veneer. The roof is a modified bitumen with a full parapet, no aggregate. The flashing around the skylight and the parapet wall is in good condition. No signs of ponding or bubbles were found. Exterior doors are typically store front glass. Windows are typically aluminum frame, single pane units.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in fair condition. Flooring in high use areas is terrazzo on the first floor, vinyl tile on the second and third floor. Most of which is in fair condition. However, the terrazzo on the first floor has a few superficial cracks. Most other flooring is either carpet or vinyl tile, which is in fair condition. Interior doors are generally solid core wood in the corridors as well as in other interior spaces.

Mechanical/Plumbing: Heating and cooling for this building is provided by a 4-pipe chilled and heating water system. Heating is provided from a steam to water heat exchanger. Steam and chilled water are provided from the Central Plant. The air-handling equipment is original to the building. This equipment is beginning to deteriorate and should be scheduled for replacement. Restroom ventilation appears to be adequate. Ductwork in the building is largely original and should be scheduled for replacement. The restrooms were renovated in 1996 and water closets were replaced in 2004. Although the restrooms were renovated in 1996, some fixtures have been damaged or were improperly installed. Several areas throughout the building have an air distribution imbalance.

Electrical: The electrical system is fed from a 750 kVA pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the building. The electrical distribution system is mostly original and needs to be upgraded. Lighting is typically recessed fluorescent and has been upgraded with electronic ballasts and T-8 bulbs. The fixtures are original, lenses are well worn and the hard connected wiring does not meet current standards. Illumination is generally adequate.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in corridors, offices and restrooms. Pull stations and smoke detectors activate the system. This system is centrally monitored. Exits signs are present and adequate. There is no security system for this building. The building does not have a fire sprinkler system.



SOUTHWEST CAMPUS

SOUTHWEST
CAMPUS

Facility Executive Summary**Facility:** \St. Philip's College\SWC-Bldg 210 Kelly AFB**Surveyor:**

Greg Caffarel

Date:

01-Dec-2004

Repair Costs:

\$680,581.00

Replacement Cost:

\$4,005,148.00

FCI:

16.99%

Photo Description:Advanced Technology Center at
Kelly AFB**Facility Description:**

Building 210 of St. Philip's College Southwest Campus is located on Kelly, USA and is part of the Alamo Community College District in San Antonio, Texas. The 1-story, 22,850 square foot building contains offices and classrooms. Originally constructed in 1982, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rests on slab-on-grade with footings that are not showing signs of settlement or damage. The main structures is typically stucco over metal studs. The roofs are a combination of flat and sloped with ballasted built-up and clay tile and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, single-pane units

Interiors: Partition wall types include painted drywall and masonry. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is carpet. Most other flooring is ceramic and vinyl tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating is provided by an 850,000 BTUH hot water boiler in the first floor Mechanical Room. Cooling is supplied by chilled water from an air cooled chiller exterior to the building. The heating/cooling distribution system is a 4-pipe system going to two constant volume air-handling units and VAV boxes with externally wrapped metal duct. Fresh air is ducted to the air handling units. In addition to the central station air-handling units, the computer labs have supplemental cooling from rooftop units that serve each classroom. Twelve rooftop units were installed in 2002. Two split system air-conditioning units, installed in 2002, serve the MDF and IDF rooms. Controls are mostly pneumatic. The pneumatic compressor and valve actuators look relatively new. The coils at the central station air-handling units are deteriorating and the units themselves frequently fail. Ductwork is excessively dirty throughout the building. The chiller is aged and presents a constant maintenance issue. The chiller and air-handling units should be scheduled for replacement. Piping insulation in the mechanical rooms is damaged and should be replaced. Plumbing fixtures are original and are generally in good condition. Domestic water piping is copper. Sanitary sewer and roof drain piping is cast iron and is original. Domestic hot water is supplied by a 30 gallon gas-fired water heater. The water heater is in good condition.

Electrical: The electrical system is fed from a 500 kVA pad-mounted transformer that delivers 480 volt, 3-phase, 4-wire power to the facility. The service to the building is rated at 800 amps. There is a secondary 225 kVA transformer that provides 208 volt, 3 phase power to the building. Lighting throughout the facility is generally fluorescent. Room 105 is a large open-space office area that is furnished with HID light fixtures. Although lighting is generally adequate, the system should be upgraded to an energy efficient system.

Facility Executive Summary

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in corridors, offices and restrooms. Pull stations and smoke detectors activate the system. This system is centrally monitored. Exits signs are present and adequate. There is a security system for this building, but it should be upgraded to provide additional cameras for the building exterior. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Bldg 3003

Facility Description:

The old hanger building 3003 is located on St. Philip's College Southwest Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 13,601 square foot hanger contains 1 classroom, 2 restrooms and an open bay instructional area. Originally constructed in 1937 (estimated), there has been one renovation to construct the restrooms and a classroom with in the hanger.

Site: Concrete sidewalks are in fair condition and pose no hazard. There are no landscaped areas. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a concrete pier and beam foundation that is not showing signs of settlement or damage. The main structure is typically steel frame with metal panels on metal studs. The roof is metal panels which is leaking. Exterior doors are typically steel and windows are typically steel frame, single-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in fair condition. Most ceilings are exposed. Flooring in high use areas is concrete. Most other flooring is vinyl tile and carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: The original heating system for this building has been abandoned. There is no cooling or ventilation for the building. Plumbing fixtures in the restrooms are in good condition. There is no domestic hot water.

Electrical: Electrical power is fed from Building 3020. Lighting is typically pendent mounted fluorescent fixtures and is inadequate. Lighting levels in the classroom for this building is well below industry standards for educational purposes. Light meter readings recorded a level of 5 foot candles for this room. This building does not have a security system.

Fire Protection/Life Safety Systems: There is neither a fire sprinkler system nor a fire alarm system in this building.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Bldg 3008

Surveyor:

Greg Caffarel

Date:

01-Dec-2004

Repair Costs:

\$32,890.30

Replacement Cost:

\$5,943,379.20

FCI:

0.55%

Photo Description:

Building 3008

**Facility Description:**

Building 3008 is located on St. Philip's College's Southwest Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 34,240 square foot building contains offices, classrooms, and an open bay vocational lab. Originally constructed in 1937 (estimated), there has been one major renovations/ addition. The building was completely renovated in 1982 when multiple classrooms, offices and 2 restrooms were added to the west side of the building.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on concrete footings and perimeter beams that are not showing signs of settlement or damage. The main structures is typically stucco over metal studs. The roofs are typically flat with modified bitumen and they are leaking. Exterior doors are typically steel and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are exposed deck and suspended acoustic tile that are in good condition. Flooring in high use areas is vinyl tile and painted concrete. Most other flooring is ceramic tile and carpet. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by gas fired packaged rooftop units serving the offices and classrooms. The large hanger bays that serve as technical labs are ventilated by motor operated louvers in conjunction with large fans to provide cross ventilation. The noise level of the fans is so loud that the FAA has prohibited their use during instructional periods. A rooftop exhaust fan provides ventilation for the restrooms and is adequate. Domestic hot water is provided from a 20 gallon electric water heater in the Janitor's Room. Plumbing fixtures are in good condition. There are five roof drains that do not have covers and there is no secondary roof drain system.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 244/480 volt, 3-phase, 4-wire power to the building. Lighting is typically fluorescent. Emergency lighting is provided with twin beam battery pack wall units. Emergency exit signs are present and are typically illuminated. This building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual devices in classrooms, restrooms, and corridors. The system is activated by pull stations and/or smoke detectors. The system is centrally monitored. The building does not have a security system.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Bldg 3014

Facility Description:

Building 3014 is a very small storage building on the Southwest Campus of the St. Philip's College of the Alamo Community College District in San Antonio, Texas. Reportedly, the building is still maintained and controlled by the Air Force though Kelly Air Force Base. Access to the building was not possible at the time of the assessment.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Bldg 3020

Surveyor:

Greg Caffarel

Date:

01-Dec-2004

Repair Costs:

\$10,559,331.00

Replacement Cost:

\$46,728,234.98

FCI:

22.60%

Photo Description:

Building 3020 Technology Center

**Facility Description:**

Building 3020 is located on St. Philip's College's Southwest Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 252,667 square foot building contains offices, classrooms, a library, and vocational work bays. Originally constructed in 1940 (estimate), there has been multiple renovations. A major renovation in 1990 included most interior construction. A limited renovation in 2003 included the interior construction in section C.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on concrete footings and perimeter beams that are not showing signs of settlement or damage. The main structure is typically stucco over metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, single-pane units.

Interiors: Partition wall types include painted CMU, drywall. The interior wall finishes are generally in fair condition. Most ceilings are exposed deck and 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile and painted concrete. Most other flooring is vinyl tile and carpet. Interior doors are generally hollow metal in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Gas-fired packaged rooftop units provide heating and cooling for this complex. The energy management system has removed local environmental control for the Library (C123). This has created an issue with humidity control and organic growth on educational materials and periodicals. Also, this room is experiencing serious issues with cooling. A study should be conducted to ascertain a feasible solution for these problems. All of the high bay technical labs reach 120-130 degree temperatures in the summer. These rooms become too hot for the educational environment. The existing ventilation systems are inadequate under these extreme conditions. A study should be conducted to find a viable solution to mitigate this problem. Heating in the high bay technical labs is adequate. Roof exhaust fans provide ventilation for restrooms and ventilation is inadequate in some areas. Temperature controls were upgraded in 2004 and are operated through an energy management system. It appears that there are very few restrooms in relationship to the student/faculty population. The restroom facilities should be evaluated for their adequacy for the current student/staff population. Plumbing fixtures are generally in good condition, with a few exceptions.

Facility Executive Summary

Electrical: The electrical system is fed from a 1500 kVA pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. The service to the building is rated at 5000 amps. Lighting is typically fluorescent. Lighting levels throughout the facility are generally inadequate. An example is in the Library (C123) reading area where illumination is approximately 35 foot candles. Illumination at the stacks was recorded at 20 foot candles. Most educational areas have lighting levels well below ACCD standards. A study should be conducted to determine a viable solution for this issue. The electrical bus duct is original to the building. It is pitted and continues to deteriorate. Due to its age, bus switches/disconnects have to be special ordered and fabricated. It is recommended that the bus duct be replaced. Emergency lights are either hard-wired wall units or ceiling mounted fluorescent lights with battery backup. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator. There is a 1500 kVA transformer in Room A100 that is making excessive noise. It is recommended that this transformer be serviced and possibly tested by a certified electrician. Classroom A109 needs 480 volt power for classroom demonstration purposes.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual devices in corridors and other common spaces. This system was originally installed before 1990 with upgrades to the system over the years. The most recent upgrade was in 2004 to install seven photo duct detectors. The fire alarm system is activated by pull stations, smoke detectors, water flow switches, and tamper switches. The fire alarm system is centrally monitored. The complex has a fire sprinkler system. The facility does not have a security system.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Instructional Center

Facility Description:

The Instructional Center is currently under construction on the St. Philip's College Southwest Campus of the Alamo Community College District in San Antonio, Texas.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Modular 3021

Facility Description:

The Portable is located on St. Philip's Southwest Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms. Originally constructed in 1992, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Modular 3022

Facility Description:

The Portable is located on St. Philip's Southwest Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms. Originally constructed in 1992, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition.

Facility Executive Summary

Facility: \St. Philip's College\SWC-Modular 3023

Facility Description:

The Portable is located on St. Philip's Southwest Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms. Originally constructed in 1992, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition.

Facility Executive Summary**Facility:** \St. Philip's College\Watson Theatre and Fine Arts**Surveyor:**

Greg Caffarel

Date:

05-Nov-2004

Repair Costs:

\$313,648.25

Replacement Cost:

\$9,484,298.80

FCI:

3.31%

Photo Description:

Watson Theatre and Fine Arts

**Facility Description:**

The Watson Theatre and Fine Arts Building is located on the St. Philip's College Campus of the Alamo Community College District in San Antonio, Texas. The 2 story, 50,360 square foot building contains offices, classrooms, a theatre and art studios. Originally constructed in 1993, there have been no renovations or additions.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc. and are irrigated. Site drainage is generally adequate.

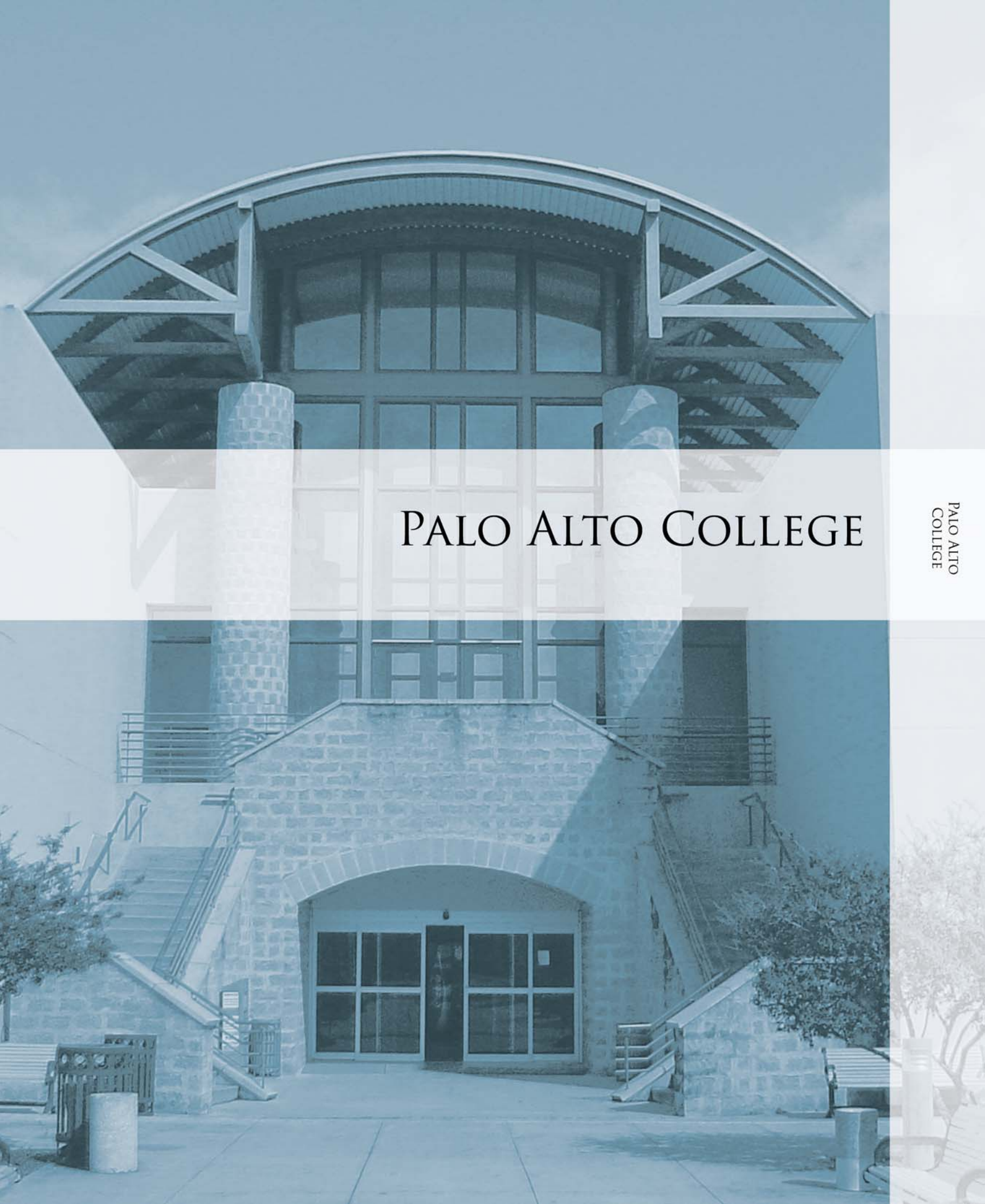
Structural/Exterior Closure: The building typically rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is typically steel frame with block infill and brick veneer. The roof is typically flat with roof drains and scuppers, and is showing no signs of leaking. Exterior doors are typically steel. Other door types are storefront glass doors in aluminum frames. Windows are typically aluminum frame single pane units.

Interiors: Partition wall types include drywall. The interior wall finishes are generally in fair condition. Typically ceilings are 2x4 suspended acoustical tile which is in fair condition. Other ceiling types are open to the roof deck. Flooring in high use areas is vinyl tile, which is in fair condition. Most other flooring is carpet, which is also in fair condition. Interior doors are generally solid core wood doors in the corridors and in the classrooms.

Mechanical/Plumbing: Heating and cooling for this building is provided by a 4-pipe chilled and heating water system. Heating is provided from a steam to water heat exchanger. Steam and chilled water are provided from the central plant. The air distribution system is composed of eight air-handling units with ducted outside air. Five air-handling units are located on the first floor and three are located on the second floor. The exhaust system was not functioning at the time of this survey. Abrasive cleaners have removed the porcelain finish in the lavatory bowls. Water closets were replaced in the public restrooms and dressing rooms in 2004. It is reported that there is no hot water supplied to the showers in the Men's and Women's dressing rooms.

Electrical: The service to the building is rated at 1600 amps. Lighting is typically fluorescent, except in the stage area. Dimming equipment was replaced in 2003. There is a 125 kVA emergency generator providing 277/480 volt power to this building. This generator provides emergency power for lights and fire pump control. The emergency generator is in good condition.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. Pull stations and smoke detectors activate the system. This system is centrally monitored. The fire alarm system is original to the building and is beyond its expected useful life. This system should be considered for an upgrade at the next major renovation. Lighted exit signs are present and adequate. This building does not have a security system. A fire sprinkler system is present in this building.



PALO ALTO COLLEGE

PALO ALTO
COLLEGE

Facility Executive Summary

Facility: \Palo Alto College\A Business

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$623,664.97

Replacement Cost:

\$2,189,805.03

FCI:

28.48%

Photo Description:



Facility Description:

Building A, the Business Building, is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 12,609 square foot building contains offices and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time damaging exterior finishes. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing no signs of settlement and damage. The main structure is typically steel frame with EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by factory built air-handling units. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Fresh air is ducted to the air-handling unit and mixed with the return air. Exhaust air in the restrooms is provided by roof exhaust fans. Restroom exhaust is adequate. Flush valves at the water closets and urinals are pitted and/or corroded.

Electrical: The electrical system is fed from the transformer at the central plant. Lighting is typically fluorescent. While illumination in the classrooms is generally adequate, Rooms 111, 114, and 115 have lighting levels below ACCD standards. Emergency lights are present. Emergency exit signs are in place and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. This facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\B Social Sciences**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$661,436.85

Replacement Cost:

\$2,265,688.82

FCI:

29.19%

Photo Description:**Facility Description:**

Building B, the Social Science Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 12,863 square foot building contains offices and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time damaging exterior finishes. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing no signs of settlement and damage. The main structure is typically steel frame with EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by two factory built air-handling units. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. The coil sections at the air-handling units are beginning to show signs of deterioration. Fresh air is ducted to the air-handling unit and mixed with the return air. Exhaust air in the restrooms is provided by roof exhaust fans. Restroom exhaust was not working at the time of this survey. Flush valves at the water closets and urinals are pitted and/or corroded. All lavatory bowls have the ceramic glazing worn away.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. The service to the building is rated at 800 amps. Lighting is typically fluorescent and illumination is generally adequate. Room 112 is the only classroom that registered significantly below ACCD lighting standards. Emergency lights are present. Emergency exit signs are present and typically illuminated. This building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. This facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary

Facility: \Palo Alto College\Brooks AFB Bldg 1004

Surveyor:

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$611,753.48

Replacement Cost:

\$1,064,031.54

FCI:

57.49%

Photo Description:

Palo Alto, Brooks, Building 1004.

**Facility Description:**

Building 1004 is located on Brooks AFB and is part of the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 6,099 square foot building contains offices, kennels, labs, and classrooms. Originally constructed in 1964, there is no record of recent renovations.

Site: Concrete sidewalks are in generally fair condition and pose no hazard. Landscaped areas include trees, shrubs, and grass which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab on grade that is not showing signs of settlement or damage. The main structure is concrete masonry units (CMU). The roof is a built-up roofing and it has minor leaks. Exterior doors are typically steel in steel frames. Windows are typically steel, single-pane units.

Interiors: Partition walls are typically painted drywall or CMU. The interior wall finishes are generally in fair condition. Ceilings are lay-in-tile in fair condition. Flooring in most areas is concrete, with carpet in the offices and one classroom. Interior doors are generally flush solid wood. It is reported that the facility is inadequate for the educational mission. A study should be conducted to determine the adequacy of educational and lab facilities for the educational mission and the current student population.

Mechanical/Plumbing: Heating is provided by a hot water distribution system fed from a hot water boiler in the mechanical room serving this building. The boiler is beyond its expected useful life. Pipe insulation in the mechanical room is deteriorating and is beyond its expected useful life. Cooling is provided by split system DX units and factory built air-handling units. The coil casings at the air-handlers are deteriorating, the ductwork in the building is beginning to show signs of deterioration, and the air devices are either damaged or are beyond their expected useful life. High humidity in the building has accelerated the deterioration of the ductwork and air devices. Also, the humidity issue is damaging interior finishes, paint is peeling off walls, carpeting is buckling, and organic growth is developing throughout the building. It is recommended that a study be conducted to determine a viable solution to address this issue. It is recommended that the complete HVAC system be replaced as part of that solution. A roof mounted exhaust fan provides ventilation for the restrooms. This unit was not working at the time of this survey. Fresh air is ducted to the air-handling units and mixed with the return air from the building. Domestic water piping in the mechanical room is showing signs of deterioration. This may be due to salts and/or chemicals used in the water softening system. There are two 100 gallon water heaters providing domestic hot water to the building. One unit is in good condition, while the other is beyond its expected useful life. The plumbing fixtures are generally in good condition. There are currently two restrooms with one water closet and one lavatory serving 40 students, plus faculty and staff. The restroom facilities should be evaluated for their adequacy for the current student/staff population.

Facility Executive Summary

Electrical: The electrical system is fed from a 225 kVA pad mounted transformer that delivers 208/120 volt, 3-phase, 4-wire power to the building. The service to the building is rated at 600 amps. Lighting is typically fluorescent and is generally adequate. The illumination in the treatment rooms is lower than ACCD standards and should be reviewed for lighting adequacy. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of an audible annunciator in the corridor. The system is activated by pull stations and/or smoke detectors. The system should be upgraded to comply with current standards. This building does not have a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\Brooks AFB Bldg 1005**Surveyor:**

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$689.22

Replacement Cost:

\$86,013.20

FCI:

0.80%

Photo Description:

Palo Alto, Brooks, Building 1005.

**Facility Description:**

Building 1005 is located on Brooks AFB and is part of the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 3,640 square foot building contains 70 dog kennels. Originally constructed in 1960 as a 1236 SF facility, there has been an addition which increased the facility to it's current size. This facility is not currently being used.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include grass which is not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab on grade that is not showing signs of settlement or damage. The main structure is concrete masonry units and chain link fence. The roof is corrugated concrete sheets and it has minor leaks. Exterior doors are chain link on steel frames. There are no windows.

Interiors: Partition walls are concrete masonry units and chain link fabric between each of the kennels.

Plumbing: There is no water available to the kennels in this area. A study will need to be conducted to ascertain the viability of bringing water to these kennels. This study will need to determine an available source of water as well.

Facility Executive Summary

Facility: \Palo Alto College\Brooks AFB Bldg 1006

Surveyor:

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$7,830.77

Replacement Cost:

\$86,013.20

FCI:

9.10%

Photo Description:

Palo Alto, Brooks, Building 1006.



Facility Description:

Building 1006 is located on Brooks AFB and is part of the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 3,640 square foot building contains 70 dog kennels. Originally constructed in 1963 as a 1236 SF facility, there has been an addition which increased the facility to it's current size.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include grass which is not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on a slab on grade that is not showing signs of settlement or damage. The main structure is concrete masonry units and chain link fence. The roof is corrugated concrete sheets and it has minor leaks. Exterior doors are chain link on steel frames. There are no windows.

Interiors: Partition walls are concrete masonry units and chain link fabric between each of the kennels.

Plumbing: There are a limited number of hose bibbs that are available for use with animals in the kennels. More hose bibbs are needed at the kennels and in the exercise yard.

Facility Executive Summary

Facility: \Palo Alto College\C Palomino Center

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$834,088.07

Replacement Cost:

\$3,157,309.50

FCI:

26.42%

Photo Description:**Facility Description:**

Building C, the Palomino Center is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 17,925 square foot building contains offices and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time damaging exterior finishes. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing no signs of settlement and damage. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by factory built air-handling units and VAV terminal units throughout the building. The heating and cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Fresh air is ducted to a mixing box at the air-handling units and mixed with return air. Pipe insulation is damaged at the air-handling unit coil connections. Exhaust air in the restrooms is provided by roof exhaust fans. Restroom exhaust is adequate. Plumbing fixtures are generally in good condition. The exception is the lavatories in the public restrooms. Some type of abrasive cleanser may have been used that has removed the ceramic glazing in the lavatory bowls, creating a potential health hazard.

Electrical: The electrical is fed from a pad mounted transformer that delivers 277/480 volt, 3 phase, 4 wire power to the building. Lighting is typically fluorescent and illumination is adequate. Emergency lights are twin sealed beam wall units that appear to be hard wired with battery backup. Emergency exit lights are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in corridors, classrooms, and other common spaces. The system is activated by pull stations and/or smoke detectors. The fire alarm system was upgraded in ??? The system is centrally monitored. The facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary

Facility: \Palo Alto College\Child Care Center

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$234,359.60

Replacement Cost:

\$962,720.00

FCI:

24.34%

Photo Description:**Facility Description:**

The Child Care Center is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 5,500 square foot building contains offices and classrooms. Originally constructed in 2001, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are not showing signs of settlement and damage. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are not leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provide by six split system air-conditioning units. There are three five-ton units and three four-ton units. The concrete pad where the condensing units set has settled and will hold as much as 2 inches of water. The exhaust fan serving the staff restroom does not work. Organic growth has been observed on the walls, resulting from high humidity in this room. Organic growth was observed to be developing on the ceiling diffusers in Room 109 and Room 124. Plumbing fixtures are in good condition.

Electrical: The electrical system is fed from the central plant. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit lights are present and are typically illuminated. This building does not have an emergency generator.

Fire Sprinkler/Life Safety Systems: The fire alarm system consists of audio/visual devices in classrooms, corridors, and offices. The system is activated by pull stations and/or smoke detectors. The fire alarm system is centrally monitored. The building does not have a fire sprinkler system. There is no security system that monitors ingress/egress activities.

Facility Executive Summary**Facility:** \Palo Alto College\D Counseling & Student Serv**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$168,280.42

Replacement Cost:

\$536,119.29

FCI:

31.39%

Photo Description:**Facility Description:**

Building D, the Counseling and Student Services Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 3,087 square foot building contains offices. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time damaging exterior finishes. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing no signs of settlement and damage. The main structure is typically steel frame with EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Heating and cooling is provided by a factory built air-handling unit. The coil section is beginning to show signs of deterioration. Fresh air is ducted to the air-handling unit and mixed with the return air. Exhaust air in the restrooms is provided by roof exhaust fans. Restroom exhaust is adequate. Plumbing fixtures are generally in good condition.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the building. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and typically illuminated. This building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. This facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary

Facility: \Palo Alto College\E Math & Science

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$1,074,704.46

Replacement Cost:

\$2,528,841.98

FCI:

42.50%

Photo Description:**Facility Description:**

Building E, the Math And Science Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 14,357 square foot building contains offices and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time damaging exterior finishes. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing no signs of settlement and damage. The main structure is typically steel frame with EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by a factory built air-handling unit and VAV terminal units. All perimeter terminal units are furnished with reheat coils. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Pipe insulation is damaged at the air-handling unit coil connections. Fresh air is ducted to the air-handling unit and mixed with the return air. Exhaust air in the restrooms is provided by roof exhaust fans. Restroom exhaust is adequate. Plumbing fixtures are generally in good condition. The exception is the lavatories in the public restrooms. Some type of abrasive cleanser may have been used that has removed the ceramic glazing in the lavatory bowls, creating a potential health hazard.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the building. The service to the building is rated at 1600 amps. Lighting is typically fluorescent and illumination is generally inadequate. Five out of seven classrooms have lighting levels below ACCD standards. Emergency lights are present. Emergency exit signs are present and typically illuminated. This building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. The fire alarm system was 17 years old in 2004 and should be considered for an upgrade to current standards. This facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\F Applied Sciences**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$731,872.73

Replacement Cost:

\$2,890,064.10

FCI:

25.32%

Photo Description:**Facility Description:**

Building F, the Applied Sciences Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 14,357 square foot building contains offices and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time damaging exterior finishes. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls. The main structure is typically steel frame with EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by a factory built air-handling unit and VAV terminal units with reheat coils at the perimeter VAV units. One of the air-handling units is beginning to show signs of coil deterioration. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Pipe insulation is damaged at the air-handling unit coil connections. Fresh air is ducted to the air-handling unit and mixed with the return air. Exhaust air in the restrooms is provided by roof exhaust fans. While the exhaust in the women's restroom is adequate, the men's restroom appears to be lacking proper air movement. Plumbing fixtures are typically in good condition. Plumbing piping is original to the building and is in good condition.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the building. Lighting is typically fluorescent and illumination is generally adequate. The only exception to this is in Rooms 101 and 106, where the lighting levels are below ACCD standards. Emergency lights are present. Emergency exit signs are present and typically illuminated. The south ingress/egress point does not have an exit sign. This building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. The south ingress/egress point does not have a pull station. This facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary

Facility: \Palo Alto College\G Student Center

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$444,950.95

Replacement Cost:

\$3,346,177.20

FCI:

13.30%

Photo Description:**Facility Description:**

Building G, the Student Center is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 19,034 square foot building contains offices, book store, cafeteria/dining, lounge, and clinic. Originally constructed in 1987, there have been no renovations, but an addition is currently under construction.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on piers and beams that are not showing signs of settlement and damage. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by five factory built air-handling units. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. The coil sections at the air-handling units are beginning to show signs of deterioration. Some of the units are showing severe deterioration at the blower sections as well. Fresh air is ducted to the air-handling unit and mixed with the return air. Exhaust air in the restrooms is provided by roof exhaust fans. Restroom exhaust was not working in Women's Restroom 109 at the time of this survey. Flush valves at the water closets and urinals are pitted and/or corroded.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt power to the building. The service to the building is rated at 600 amps. Lighting is typically fluorescent and is generally adequate. emergency lights are present. Emergency exit lights are present and are typically illuminated. This building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. This system was 17 years old in 2004 and should be considered for an upgrade to comply with current standards. The complex has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary

Facility: \Palo Alto College\H Administration

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$72,715.54

Replacement Cost:

\$2,126,068.14

FCI:

3.42%

Photo Description:**Facility Description:**

Building H, the Administration Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 12,242 square foot building contains offices. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are not showing signs of settlement and damage. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are not leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by two factory built air-handling units. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Fresh air is ducted to the air-handling unit and mixed with the return air. Roof mounted exhaust fans provide ventilation for the restrooms. Restroom ventilation is adequate. While the plumbing fixtures are in relatively good condition, the faucets in the restrooms are beyond their useful life.

Electrical: The electrical system is fed from the Student Center. Lighting is typically fluorescent and appears to be adequate. Emergency lights are present. Emergency exit lights are present and are illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators located in the corridors. The system is activated by pull stations and/or smoke detectors. This system is centrally monitored. The fire alarm system was 17 years old in 2004 and should be considered for an upgrade to current standards.

Facility Executive Summary

Facility: \Palo Alto College\J Fine Arts

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$523,214.70

Replacement Cost:

\$1,302,731.44

FCI:

40.16%

Photo Description:**Facility Description:**

Building J, the Fine Arts Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 7,396 square foot building contains offices, and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided through a 4-pipe chilled and heating water system supplied from a Central Plant. Fresh air is ducted into the building through a factory built air-handling unit. The cooling coil is showing signs of deterioration and should be scheduled for replacement. Roof mounted exhaust fans provide ventilation for the restrooms. Ventilation in the Women's Restroom is adequate. Ventilation in the Men's Restroom is inadequate. Plumbing fixtures are generally in good condition. A 50 gallon water heater appears to be original to the building. This water heater is beyond its expected useful life.

Electrical: Electrical power is fed from the Performing Arts Center. Lighting is typically fluorescent. Although the light fixtures are generally in good condition, lighting levels are well below ACCD standards in all classrooms. A study should be conducted to determine a viable solution for lighting issues. Emergency lights are present. Emergency exit signs are in place and are typically illuminated.

Fire Alarm/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in corridors. The system is activated by pull stations and is centrally monitored. The system was 17 years old in 2004 and should be considered for a system upgrade. This complex has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\K Performing Arts**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$1,050,960.37

Replacement Cost:

\$3,014,107.68

FCI:

34.87%

Photo Description:**Facility Description:**

Building K, the Performing Arts Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 17,112 square foot building contains offices, theatre, and classrooms. Originally constructed in 1987, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally inadequate. The soil beneath and around the building has heaved over time. If the soil continues to rise relative to the building, it may create problems with under-floor mechanical systems.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided from a 4-pipe chilled and heating water system supplied from a Central Plant. Fresh air is ducted into the building through factory built air-handling units. The HVAC systems are thermostatically controlled throughout the building utilizing pneumatic controls. The pneumatics are in good condition. Roof mounted exhaust fans are installed to ventilate the restrooms. Ventilation is inadequate in some areas. Plumbing fixtures are original and are in good condition. Most of the lavatory faucets, classroom sink faucets, and flush valves are experiencing various stages of corrosion and are deemed to be beyond their expected useful life.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the building. The service to the building is rated at 600 amps. There is a separate 700 amp switchboard in the Scene Shop that serves stage lighting. Lighting is typically fluorescent, is in good condition and is generally adequate. Stage lighting is unreliable and is affected by high humidity in the building. High humidity within this facility has created a maintenance issue with lighting. Emergency lights are present. Emergency exit signs are in place and are typically illuminated.

Fire Alarm/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in corridors. The system is activated by pull stations and is centrally monitored. The system was 17 years old in 2004 and should be considered for a system upgrade. This complex has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\Learning Resources Center**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$9,731.73

Replacement Cost:

\$13,459,066.70

FCI:

0.07%

Photo Description:**Facility Description:**

The Learning Resource Center is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 75,830 square foot building contains the library, offices, and classrooms. Originally constructed in 1997, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are not showing signs of settlement and damage. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are not leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided by a 4-pipe chilled and heating water system supplied from a central plant. The environmental system is controlled by a combination of single-zone and multi-zone factory built air-handling units. Air-handling units AHU-1, 2, 4, 6, 7, 9, and 10 are single-zone units. Air-handling units AHU-2, 4, and 7 are furnished with variable frequency drives. Air-handling units AHU-3, 5, and 8 are multi-zone units with reheat coils in each zone. There is one split system fan/coil unit in Mechanical Room 217. Fresh air is ducted to a factory built mixing box at the air-handling units and is mixed with the return air system. All HVAC equipment is in good condition. Pipe insulation at the air-handling unit coil connections is damaged in most cases. In-line exhaust fans, ducted to the exterior, provide ventilation for the restrooms. Ventilation in the restrooms is adequate. The temperature control system is a CSI direct digital control (DDC) system. Plumbing fixtures are in good condition.

Electrical: The electrical system is fed from the central plant. The service to the building is rated at 1200 amps. Lighting is typically fluorescent, with some down-lighting, and illumination is generally below ACCD standards. An example is the Learning Resource Center on the first floor where the lighting levels were recorded at 44 foot-candles. The second floor Learning Resource Center lighting levels were recorded at 40 foot-candles. The Children's Learning Resource Center lighting levels were recorded at 57 foot-candles. A study should be conducted to determine a viable solution for this issue. Emergency lighting is a combination of lay-in fluorescent lights and twin beam wall pack units, each with battery backup. Emergency exit signs are present and are typically illuminated. This facility does not have an emergency generator.

Fire Sprinkler/Life Safety Systems: The fire alarm system consists of audio/visual devices in corridors, restrooms, offices, and other common spaces. The system is centrally monitored. The building has a fire sprinkler system. The building does not have a security system with cameras that monitor ingress/egress points.

Facility Executive Summary

Conveying: The building has a 2500# hydraulic elevator in the Library and a 4500# hydraulic elevator in Office Area 103. Both elevators are in good condition.

Facility Executive Summary

Facility: \Palo Alto College\M Central Plant\Building Shell

Facility Description:

Facility Executive Summary

Facility: \Palo Alto College\M Central Plant\Central Plant Equipment

Facility Description:

Facility Executive Summary

Facility: \Palo Alto College\P Educational Labs

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$114,240.66

Replacement Cost:

\$1,331,970.68

FCI:

8.58%

Photo Description:**Facility Description:**

Building P, the Educational Labs Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 7,562 square foot building contains offices and classrooms. Originally constructed in 1990, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls. The main structure is typically steel frame with stone veneer and EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is supplied by a factory built air-handling unit and VAV terminal units with reheat coils. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Pipe insulation is damaged at the air-handling unit coil connections. Fresh air is ducted to the air-handling unit and mixed with the return air. The inlet vanes in the air-handling unit were removed and replaced with a variable frequency drive in 2004. The mechanical room serves as a return air plenum. Temperature controls are CSI pneumatics. Roof exhausters provide ventilation for the restrooms. Restroom ventilation was not functional at the time of this survey. Plumbing fixtures are typically in good condition and copper piping, which is original to the building is also in good condition.

Electrical: The electric system is fed from the General Education building. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or smoke detectors. The fire alarm system is centrally monitored. This system was 14 years old in 2004 and should be upgraded to comply with current standards. This facility has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\P.E. Building / Natatorium**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$339,171.18

Replacement Cost:

\$16,317,720.00

FCI:

2.08%

Photo Description:**Facility Description:**

Natatorium is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 87,000 square foot building contains gymnasiums, an Olympic swimming pool, offices and classrooms. Originally constructed in 1991, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls including CMU. The main structure is typically steel frame with masonry infill. The roofs are typically metal. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided from a 4-pipe chilled and heating water distribution system supplied from a central plant. Fresh air is ducted into the building through factory built air-handling units. The mechanical rooms serve as return air plenums. Temperature controls in this building are CSI pneumatic. In 2002, two 250-ton dehumidification units were installed for the pool area. These units also provide heating for the swimming pool. Two 1,200,000 BTU water heaters, that supplement the dehumidification units for pool heating, were replaced in 2002. Roof exhaust fans provide ventilation for the restrooms and locker rooms. Exhaust in the restrooms and locker rooms is adequate. Pool pumps were rebuilt in 2003. While the plumbing fixtures are generally in good condition, the brass components are pitted and corroded. Considering the potential health hazards presented by these conditions, it is recommended that the flush valves and p-traps be replaced.

Electrical: The service to the building is rated at 1200 amps. This building has a gas powered 37.5 kVA standby generator. The generator is not connected to the pool pumps. When power goes out during an electrical storm, the pools will drain themselves immediately, resulting in the loss of 100,000 gallons of water. When power returns, the swimming pool pumps will run dry, resulting in irreparable damage. The emergency generator runs emergency lighting only. It is recommended that an emergency generator be provided for the pool pump system.

Fire Sprinkler/Life Safety Systems: The fire alarm system consists of audio/visual devices in corridors and in other common spaces. The fire alarm system is controlled by a fire alarm control panel (FACP) which monitors 20 pull stations, 40 smoke detectors, 3 heat detectors, 11 PE duct detectors, 20 audio/visual devices, 52 speakers, 1 water flow switch, and 4 tamper switches. This system was originally installed in 1991 and is beyond its expected useful life. The fire alarm system is centrally monitored. The facility has a fire sprinkler system.

Facility Executive Summary

Conveying: The building has a 2500# hydraulic elevator that is in good condition.

Facility Executive Summary**Facility:** \Palo Alto College\Q Faculty Office Bldg**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$85,849.85

Replacement Cost:

\$1,081,616.76

FCI:

7.94%

Photo Description:**Facility Description:**

Building Q, the Faculty Office Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 6,228 square foot building contains offices. Originally constructed in 1990, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls. The main structure is typically steel frame with stone veneer on block infill. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet. Most other flooring is ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is supplied by a factory built air-handling unit and VAV terminal units with reheat coils. The heating/cooling distribution system is a 4-pipe chilled and heating water system supplied from a central plant. Fresh air is ducted to the air-handling unit and mixed with the return air. The inlet vanes in the air-handling unit were removed and replaced with a variable frequency drive in 2004. The mechanical room serves as a return air plenum. Temperature controls are CSI pneumatics. Roof exhausters provide ventilation for the restrooms. Restroom ventilation is adequate.

Electrical: The electrical system is fed from the General Education Building. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and/or duct smoke detectors. The system is centrally monitored. This system was 14 years old in 2004 and should be scheduled to be upgraded to current standards. The complex has a fire sprinkler system. The building does not have a security system.

Facility Executive Summary**Facility:** \Palo Alto College\R General Education Bldg**Surveyor:**

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$351,032.74

Replacement Cost:

\$6,418,352.07

FCI:

5.47%

Photo Description:**Facility Description:**

Building R, the General Education Building is located on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 36,117 square foot building contains offices and classrooms. Originally constructed in 1990, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rests on piers and beams that are showing signs of settlement and damage such as separation of walls and cracks through walls. The main structure is typically steel frame with EIFS on metal studs. The roofs are typically flat and they are leaking. Exterior doors are typically aluminum and windows are typically aluminum frame, double-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is vinyl tile. Most other flooring is carpet and ceramic tile. Interior doors are generally solid wood in the corridors and solid wood in the administration and classroom areas.

Mechanical/Plumbing: Heating and cooling is provided from a 4-pipe chilled and heating water system supplied from a Central Plant. Fresh air is ducted into the building through factory built air-handling units. Environmental conditions within the building are controlled by fan powered VAV terminal units with reheat coils. Inlet vanes in the air-handling units were removed in 2004 and replaced with variable frequency drives. The mechanical rooms serve as return air plenums. Temperature controls in this facility are pneumatic. Roof mounted exhaust fans are installed to provide ventilation in bathrooms. Ventilation in the restrooms is inadequate. Plumbing fixtures are original and are in good condition. Most of the lavatory faucets and flush valves are experiencing various stages of corrosion and are deemed to be beyond their expected useful life. There no emergency gas shut-off in the science labs. Emergency gas shut-off is exterior to the rooms.

Electrical: The electrical system is fed from a pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the facility. The service to the building is rated at 800 amps. Lighting is typically fluorescent, is in good condition and is generally adequate. The only exception to this is in Room 136 where the lighting levels are significantly below ACCD standards. Emergency lights are present. Exit signs are in place and are typically illuminated. The building does not have an emergency generator. There is a 75 kVA transformer in Room 114 that appears to be making excessive noise. It is recommended that this transformer be serviced and possibly tested by a certified electrician.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in the corridors. The system is activated by pull stations and duct smoke detectors. The system is centrally monitored. The fire alarm system was 14 years old in 2004 and should be considered for an upgrade to current standards. The complex has a fire sprinkler system. The building does not have a security system.

Conveying: The building has a 2500# hydraulic elevator that is in good condition.

Facility Executive Summary

Facility: \Palo Alto College\U Applied Science - New

Surveyor:

Greg Caffarel

Date:

04-Jan-2005

Repair Costs:

\$0.00

Replacement Cost:

\$0.00

FCI:

Photo Description:



Facility Description:

Building U, the New Applied Sciences Building, is currently under construction on the Palo Alto Campus of the Alamo Community College District in San Antonio, Texas.



NORTHWEST VISTA COLLEGE

NORTHWEST
VISTA COLLEGE



Facility Executive Summary**Facility:** \Northwest Vista College\Academic Center**Surveyor:**

Paul Hufford

Date:

15-Nov-2004

Repair Costs:

\$350,423.76

Replacement Cost:

\$13,012,455.04

FCI:

2.69%

Photo Description:

Academic Center

**Facility Description:**

The Academic Center is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 74,048 square foot building contains offices and classrooms. Originally constructed in 1998, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally inadequate.

Structural/Exterior Closure: The building typically rests on concrete piers with perimeter beams that are not showing signs of settlement or damage. The main structure is typically steel frame with brick veneer on metal studs and CMU. The roofs are typically standing seam metal and they are not leaking; however, lack of gutters allows the watershed from the roof to fall directly in front of the entry and exit doors. Exterior doors are typically aluminum storefront, and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x2 suspended acoustical tile that are in good condition. Flooring in high use areas is carpet. Most other flooring is carpet and some vinyl tile. Interior doors are generally solid wood in the corridors, the administration areas and classrooms.

Mechanical/Plumbing: Heating is provided by electric side pocket heaters in the VAV boxes. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 2-pipe, chilled water supply system using factory built air handlers with VFD controls and a variable air volume local distribution. Fresh air is supplied by the air handling units. The HVAC system in each building has electronic energy management controls that are connected to a central control in the central plant. Attic mounted exhaust fans are installed for the restrooms and ventilation is adequate. Plumbing fixtures are typically in good condition and galvanized piping is original.

Electrical: The electrical system is fed from a 35KV primary distribution loop and pad mounted transformer(s) that deliver(s) 277/480 V., 3-phase, 4-wire power to the facility. Lighting is typically 277V, fluorescent and illumination is generally adequate. Emergency lighting is present and emergency exit signs are present and are typically illuminated. The building has a 65 kW diesel emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in classrooms, corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does have a fire sprinkler system. Egress corridors appear to have appropriate fire separation and interior doors on escape corridors are fire rated. The building does have a security system. The security system is comprised of motion detectors in each classroom and other occupied spaces.

Facility Executive Summary

Facility: \Northwest Vista College\Central Plant\Building Shell

Facility Description:

Facility Executive Summary

Facility: \Northwest Vista College\Central Plant\Physical Plant Equipment

Facility Description:

Facility Executive Summary**Facility:** \Northwest Vista College\College Commons**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$139,321.67

Replacement Cost:

\$6,695,912.55

FCI:

2.08%

Photo Description:

College Commons

**Facility Description:**

The College Commons is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 38,361 square foot building contains offices, classrooms, and community gathering spaces. Originally constructed in 1998, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on concrete piers with perimeter beams that are not showing signs of settlement or damage. The main structure is typically steel frame with brick veneer on metal studs and infill CMU. Exterior doors are typically aluminum storefront, and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x2 suspended acoustical tile that are in good condition. Flooring in high use areas is vinyl tile. Most other flooring is vinyl tile and some carpet. Interior doors are generally solid wood in the corridors, the administration areas and classrooms.

Mechanical/Plumbing: Heating is provided by electric side pocket heaters in the VAV boxes. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 2-pipe, chilled water supply system using factory built air handlers with VFQ controls and a variable air volume local distribution. Fresh air is supplied by the air handling units. The HVAC system in each building has electronic energy management controls that are connected to a central control in the central plant. Attic mounted exhaust fans are installed for the restrooms and ventilation is adequate. Plumbing fixtures are typically in good condition and galvanized piping is original.

Electrical: The electrical system is fed from a 35KV primary distribution loop and pad mounted transformer(s) that delivers 277/480 V., 3-phase, 4-wire power to the facility. Lighting is typically 277V, fluorescent and illumination is generally adequate. Emergency lighting is present and emergency exit signs are present and are typically illuminated. The building has no emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in classrooms, corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does have a fire sprinkler system. Egress corridors appear to have appropriate fire separation and interior doors on escape corridors are fire rated. The building does have a security system. The security system is comprised of motion detectors in each classroom and other occupied spaces.

Facility Executive Summary

Facility: \Northwest Vista College\Community Technology Center

Facility Description:

The Community Technology Center is currently under construction on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas.

Facility Executive Summary**Facility:** \Northwest Vista College\Learning Center**Surveyor:**

Paul Hufford

Date:

17-Nov-2004

Repair Costs:

\$182,569.61

Replacement Cost:

\$5,361,035.50

FCI:

3.41%

Photo Description:

Learning Center

**Facility Description:**

The Learning Center is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 2-story, 30,935 square foot building contains offices, classrooms, student services, and the library. Originally constructed in 1998, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, shrubs, etc and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on concrete piers with perimeter beams that are not showing signs of settlement or damage. The main structure is typically steel frame with brick veneer on metal studs and CMU. The roofs are typically standing seam metal and they are not leaking; however, lack of gutters allows the watershed from the roof to fall directly in front of the entry and exit doors. Exterior doors are typically aluminum storefront, and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in good condition. Most ceilings are 2x2 suspended acoustical tile that are in good condition. Flooring in high use areas is carpet. Most other flooring is carpet and some ceramic tile. Interior doors are generally solid wood in the corridors, the administration areas and classrooms.

Mechanical/Plumbing: Heating is provided by electric side pocket heaters in the VAV boxes. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 2-pipe, chilled water supply system using factory built air handlers with VFQ controls and a variable air volume local distribution. Fresh air is supplied by the air handling units. The HVAC system in each building has electronic energy management controls that are connected to a central control in the central plant. Attic mounted exhaust fans are installed for the restrooms and ventilation is adequate. Plumbing fixtures are typically in good condition and galvanized piping is original.

Electrical: The electrical system is fed from a 35KV primary distribution loop and pad mounted transformer(s) that delivers 277/480 V., 3-phase, 4-wire power to the facility. Lighting is typically 277V, fluorescent and illumination is generally adequate. Emergency lighting is present and emergency exit signs are present and are typically illuminated. The building has no emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in classrooms, corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does have a fire sprinkler system. Egress corridors appear to have appropriate fire separation and interior doors on escape corridors are fire rated. The building does have a security system. The security system is comprised of motion detectors in each classroom and other occupied spaces.

Facility Executive Summary

Facility: \Northwest Vista College\Portable G 020

Surveyor:

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary

Facility: \Northwest Vista College\Portable G 030

Surveyor:
Paul Hufford

Date:
16-Nov-2004

Repair Costs:
\$23,765.78

Replacement Cost:
\$127,310.40

FCI:
18.67%

Photo Description:
Portables



Facility Description:

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 040**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 050**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary

Facility: \Northwest Vista College\Portable G 060

Surveyor:

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom and office. There is a restroom for each classroom and office; the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 070**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 080**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 090**Surveyor:**

Paul Hufford

Date:

05-Jan-2005

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom. There is a restroom for each classroom and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 100**Surveyor:**

Paul Hufford

Date:

05-Jan-2005

Repair Costs:

\$14,504.22

Replacement Cost:

\$127,310.40

FCI:

11.39%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a four (4) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for the dance studio. There are two (2) public restrooms and the fixtures and galvanized piping appear to be in good condition. There is an electric water heater for hot water for the restrooms.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 110**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a three (3) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom or office. There is no plumbing system.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 120**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2000, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a three (3) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom or office. There is no plumbing system.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 130**Surveyor:**

Paul Hufford

Date:

20-Jun-2005

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2004, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a three (3) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom or office. There is no plumbing system.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 140**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2004, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a three (3) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom or office. There is no plumbing system.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 150**Surveyor:**

Brandon Loper

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2004, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a three (3) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom or office. There is no plumbing system.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.

Facility Executive Summary**Facility:** \Northwest Vista College\Portable G 160**Surveyor:**

Paul Hufford

Date:

16-Nov-2004

Repair Costs:

\$23,765.78

Replacement Cost:

\$127,310.40

FCI:

18.67%

Photo Description:

Portables

**Facility Description:**

The Portable is located on the Northwest Vista Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 1,440 square foot building contains 2 classrooms and a restroom / storage. Originally constructed in 2004, there have been no additions or renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on timber posts and beams that are not showing signs of settlement or damage. The main structure is typically pre-fabricated wall panels with metal siding. The roofs are typically metal panels and they are not leaking. Exterior doors are typically hollow metal, and windows are typically aluminum frame, single pane units.

Interiors: Partition walls are pre-fabricated panels with a resilient finish. The interior wall finishes are generally in fair condition. Ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet and is in poor condition. Other flooring is vinyl tile in the restroom / storage and is in good condition. Interior doors are generally hollow wood.

Mechanical/Plumbing: The heating and air conditioning is provided from a three (3) ton exterior, electric, wall mounted packaged air conditioning unit with electric strip heating elements (PTAC) for each classroom or office. There is no plumbing system.

Electrical: There is typically a 125 A., 120/208 V. 1 ph., 3 W. circuit serving the structure. The lighting is typically recessed fluorescent type and appears to be adequate. Emergency and exit lights are present.

Fire Protection/Life Safety System: There is no fire protection, alarm or life safety system.



NORTHEAST
CAMPUS

NORTHEAST CAMPUS

NORTHEAST
CAMPUS

Facility Executive Summary**Facility:** \Northeast Campus\Building 7980**Surveyor:**

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$49,381.73

Replacement Cost:

\$749,654.62

FCI:

6.59%

Photo Description:

Northeast Campus, Building 7980.

**Facility Description:**

Building 7980 is located on the Northeast Campus of the Alamo Community College District in Universal City, Texas. The 1-story, 4,297 square foot building contains offices and classrooms. Originally constructed in XXX, the most recent renovation was in 2001.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees and grass which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is metal framed with EFIS exterior walls. The roof is standing seam metal and it has minor leaks. Exterior doors are typically single-pane aluminum units. Windows are typically aluminum, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in fair condition. Ceilings are lay-in-tile in fair condition. Flooring in all areas is carpet. Interior doors are generally flush solid wood.

Mechanical/Plumbing: The heating and cooling in this building is provided by four split system DX systems and two BARD wall units. It appears that these units were installed in 2000. Ceiling exhaust fans provide exhaust for the restrooms. It could not be determined if these units are ducted to the attic or to the roof. Plumbing fixtures are in good condition.

Electrical: Power is fed from a 75 KVA pole-mounted transformer that delivers 208/120 volt, 3-phase, 4-wire power to the building. Lighting is typically fluorescent. Classroom 102 and 104 are below ACCD lighting level standards. A study should be conducted to determine an adequate solution for these lighting levels. Emergency lights are present. Emergency exit lights are present and are typically illuminated.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in classrooms, corridors, and restrooms. The system is activated by pull stations and/or smoke detectors. This fire alarm system was installed in 2000 and is in good condition. There is no fire sprinkler system in this building. There is no security system for this building.

Facility Executive Summary**Facility:** \Northeast Campus\Building 7982**Surveyor:**

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$64,362.49

Replacement Cost:

\$171,675.00

FCI:

37.49%

Photo Description:

Northeast Campus, Building 7982.

**Facility Description:**

Building 7982 is located on the Northeast Campus of the Alamo Community College District in Universal City, Texas. The 1-story, 2,250 square foot building contains a breakroom and storage areas. Originally constructed in XXX, the most recent renovation was in 2001.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees and grass which are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is metal framed with EFIS exterior walls. The roof is standing seam metal and it is not leaking. Exterior doors are typically single-pane aluminum units. Windows are typically aluminum, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in poor condition. Ceilings are exposed metal that is in fair condition. Flooring in high use areas is ceramic tile. Most other flooring is concrete. Interior doors are generally flush solid wood.

Mechanical/Plumbing: The only cooling available to this building is a window A/C unit in the breakroom. This building serves as a warehouse and cooling is not required. Plumbing fixtures are not in good condition and should be replaced. The two electric water heaters are beyond their expected useful life and should be replaced as well.

Electrical: Power is fed to this building from the service entrance at Building 7980. The only lighting in this building is in the Breakroom and the restroom associated with the Breakroom. There are no emergency lights in this facility.

Fire Sprinkler/Life Safety Systems: There is no fire alarm system in this building. There is no fire sprinkler system in this building. There is no security system for this building.

Facility Executive Summary**Facility:** \Northeast Campus\Building 7990**Surveyor:**

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$311,492.37

Replacement Cost:

\$3,009,435.00

FCI:

10.35%

Photo Description:

Northeast Campus, Building 7990.

**Facility Description:**

Building 7990 is located on the Northeast Campus of the Alamo Community College District in Universal City, Texas. The 1-story, 17,250 square foot building contains offices and classrooms. Originally constructed in XXX, the most recent renovation was in 2001.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees and grass which are not irrigated. Site drainage is generally adequate. Part of the parking lot has been resurfaced and restriped recently; the remainder needs resurfacing as well.

Structural/Exterior Closure: The building rests on footings and foundation walls that are not showing signs of settlement or damage. The main structure is metal framed with pre-cast concrete panels. The roof is a built-up system and it is leaking. Exterior doors are typically single-pane aluminum units. Windows are typically aluminum, single-pane units.

Interiors: Partition walls are typically painted drywall. The interior wall finishes are generally in fair condition. Ceilings are lay-in-tile that is in fair condition. Flooring in high use areas is carpet. Most other flooring is carpet. Interior doors are generally flush solid wood.

Mechanical/Plumbing: Heating and cooling is supplied by seven packaged rooftop units and one split system DX unit. Five 10-ton rooftop units and the split system DX unit were installed during the 2001 renovation. The two 2-1/2 ton rooftop units were manufactured in 2003. A roof exhaust fan serves the public restrooms. This roof exhauster was not running at the time of this survey. A ceiling exhaust fan serves the faculty restroom and ventilation is adequate. These exhaust fans were installed in the 2001 renovation. Overall, the heating and cooling system appears to be in good condition. Plumbing fixtures were installed during the 2001 renovation and are in good condition.

Electrical: The electrical system is fed from a pad mounted transformer and a pole mounted transformer. The main distribution panel delivers 208/120 volt, 3-phase, 4-wire power to the building. The electrical service is rated at 800 amps. Lighting is typically fluorescent. Although the lighting was renovated in 2001, many of the classrooms have lighting levels well below ACCD standards. A study should be conducted to determine the proper solution for this issue. Emergency lights are present. Emergency exit lights are present and are typically illuminated.

Fire Protection/Life Safety Systems: The fire alarm system consists of audio/visual annunciators in classrooms, corridors, and restrooms.

The system is activated by pull stations and/or smoke detectors. The system is centrally monitored. The building has a fire sprinkler system. This facility has a security system utilizing security cameras which are monitored in the security office.



CENTRAL TEXAS TECHNOLOGY CENTER

CENTRAL TEXAS
TECH. CENTER

Facility Executive Summary

Facility: \Central Texas Facilities\CTTC

Surveyor:

Mike Patterson

Date:

12-Jan-2005

Repair Costs:

\$0.00

Replacement Cost:

\$4,324,165.56

FCI:

0.00%

Photo Description:

Central Texas Technology Center.

**Facility Description:**

The Central Texas Technology Center is located on Farm Road 758 near the municipal airport in New Braunfels, Texas. The 1-story, 24,786 square foot building contains offices, classrooms, and vocational labs. Originally constructed in 2004, there have been no renovations.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees and grass which are not irrigated. Site drainage is generally inadequate, however the New Braunfels City Engineer is currently addressing the problem.

Structural/Exterior Closure: The building rests on a concrete slab on grade. The main structure is metal framed with either metal or stucco exterior walls. The roof is standing seam metal and it is not leaking. Exterior entrances are typically aluminum storefronts with single-pane doors and double-pane side lites. Windows are typically double pane aluminum units.

Interiors: Partition walls are typically painted drywall on metal studs. The interior wall finishes are generally in good condition. Ceilings are either lay-in-tile or exposed deck that is in good condition. Flooring in high use areas is VCT. Most other flooring is VCT in classrooms or carpet in offices. Interior doors in offices and classrooms are generally flush solid wood or metal in the vocational lab area.

Mechanical/Plumbing: Cooling is provided with a 40-ton, 10-ton, and 5-ton DX split system. Cooling and heating is distributed throughout the building utilizing factory built air-handling units and fan powered VAV terminal units. The air handling units are furnished with inlet vanes to control the air flow upon demand from the VAV units. Fresh air is introduced through motorized outside air dampers into the mechanical mezzanine, which serves as a return air plenum. An in-line exhaust fan provides ventilation for the restrooms. This fan is ducted through the roof and is adequate. Temperature controls are Automated Logic DDC controls. Plumbing fixtures were installed in 2004 and are in good condition.

Electrical: The electrical system is fed from a 500 KVA, pad mounted transformer that delivers 277/480 volt, 3-phase, 4-wire power to the building. The service is rated a 2000 amps. The main distribution panel is furnished with a transient voltage surge suppressor (TVSS). There is a 225 KVA transformer in the Auto Shop and a 75 KVA transformer in the Mechanical Room. These transformers provide 208/120 volt, 3-phase power to the complex. Light fixtures are typically parabolic fixtures with T-8 fluorescent bulbs. The lighting system is on a time clock. Emergency lights are hard wired wall pack units with battery backup. Emergency lights are present. Emergency exit signs are present and are typically illuminated. There is no emergency generator for this building.

Fire Protection/Life Safety Systems: The fire alarm system consists of visual/audio annunciators in offices, corridors and restrooms. The system is activated by pull stations and/or smoke detectors, and is centrally monitored. The complex has a fire sprinkler system. The security system is comprised of security cameras at entrances, hallways, technical labs, and parking lots.



DISTRICT FACILITIES

Facility Executive Summary**Facility:** \District Administration\811 West Houston**Surveyor:**

Brandon Loper

Date:

18-Nov-2004

Repair Costs:

\$1,312,198.81

Replacement Cost:

\$5,207,251.60

FCI:

25.20%

Photo Description:District Administration Building at
811 W. Houston**Facility Description:**

The Alamo Community College Administration Building is located at 811 West Houston Street in San Antonio, Texas. The 2-story, 30,280 square foot building contains offices, conference rooms, and a computer center. The main building, constructed in 1983, was an addition to a small two story building which existed on the site since 1910.

Site: Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on concrete piers and beams with steel interior columns that are not showing signs of settlement or damage. The main structure is typically painted tilt-wall concrete panels. The roofs are typically flat, and the roof insulation is failing. Exterior doors are typically aluminum storefront and the windows are typically aluminum frame, single-pane units.

Interiors: Partition wall types include drywall on metal studs. The interior wall finishes are generally in poor condition. Most ceilings are 2x4 suspended acoustical tile, that are in poor condition. Flooring in high use areas is carpet. Most other flooring is vinyl and ceramic tile. Interior doors are generally solid wood.

Facility Executive Summary

Mechanical/Plumbing: Heating and cooling are provided by roof top air conditioning units (RTUs) for the second floor and roof mounted condensing units with local ceiling mounted, air handling units (AHUs) for the first floor. The heating or cooling distribution is by a constant volume duct system to each occupied area. The IT area on the first has four (4) dedicated computer units with roof mounted condensers. Fresh air is supplied by the RTU units. The HVAC system has electronic energy management controls that are connected to a central control. Roof mounted exhaust fans are installed for the restrooms and ventilation is generally adequate. Plumbing fixtures are typically in good condition and galvanized piping were replaced in the 2003 renovation.

Electrical: The electrical system is fed from a single outdoor mounted 1200 A, 277/480 V, 3 phase, 4 wire service entrance and pad mounted transformer. Local transformers throughout the facility deliver 120/208 V., 3-phase, 4-wire power. Lighting is typically fluorescent and illumination is generally excessive. Emergency lighting and emergency exit signs are present and are typically illuminated. The building has no emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does not have a fire sprinkler system. Egress corridors appear to have appropriate fire separation but interior doors on escape corridors are not fire rated. The building does have a security system. The security system is comprised of motion detectors in most occupied space and combination locks for critical areas.

Facility Executive Summary**Facility:** \District Administration\Sheridan Street-Building A**Surveyor:**

Brandon Loper

Date:

18-Nov-2004

Repair Costs:

\$73,044.13

Replacement Cost:

\$1,763,141.52

FCI:

4.14%

Photo Description:

District Administration - Building A

**Facility Description:**

Administration Building A is located on the Sheridan Street Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 10,059 square foot building contains offices. Originally constructed in 1960, there has been several renovations. The building was originally renovated when it was purchased by ACCD. This was reportedly a complete renovation which took place in 1995, and included all interiors, mechanical systems, and roofing. There appears to have been a more recent partial renovation in 2002 (estimate) limited to reconfiguring the acquisitions and overcrowded Human Resources offices.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a slab-on-grade foundation that is not showing signs of settlement or damage. The main structure is typically stucco on CMU. The roofs are typically flat and they are in poor condition. Exterior doors are typically aluminum storefront and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include drywall on metal studs and CMU. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is carpet. Most other flooring is vinyl tile and carpet. Interior doors are generally solid core wood.

Mechanical/Plumbing: Heating and cooling are provided by roof top air conditioning units (RTUs) with natural gas heating. The heating or cooling distribution is by a constant volume duct system to each occupied area. Fresh air is supplied by the RTU units. The HVAC system has electronic energy management controls that are connected to a central control. Roof mounted exhaust fans are installed for the restrooms and ventilation is generally adequate. Plumbing fixtures are typically in good condition and galvanized piping were replaced in the 1995 renovation.

Electrical: The electrical system is fed from Building C/ D/ E and pad mounted transformer that delivers 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally excessive. Emergency lighting and emergency exit signs are present and are typically illuminated. The building has no emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does not have a fire sprinkler system. Egress corridors appear to have appropriate fire separation and interior doors on escape corridors are fire rated. The building does have a security system. The security system is comprised of motion detectors in each occupied space.

Facility Executive Summary**Facility:** \District Administration\Sheridan Street-Building B**Surveyor:**

Brandon Loper

Date:

19-Nov-2004

Repair Costs:

\$100,806.07

Replacement Cost:

\$589,291.36

FCI:

17.11%

Photo Description:

District Administration - Building B

**Facility Description:**

Administration Building B is located on the Sheridan Street Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 3,362 square foot building contains offices. Originally constructed in 1960, there has been several renovations. The building was originally renovated when it was purchased by ACCD. This was reportedly a complete renovation which took place in 1995, and included all interiors, mechanical systems, and roofing. There appears to have been a more recent partial renovation in 2002 (estimate) limited to reconfiguring the Chancellor's Office.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a slab-on-grade foundation that is not showing signs of settlement or damage. The main structure is typically stucco on CMU. The roofs are typically flat and they are in poor condition. Exterior doors are typically aluminum storefront and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include drywall on metal studs and CMU. The interior wall finishes are generally in good condition. Most ceilings are 2x4 suspended acoustical tile that are in good condition. Flooring in high use areas is carpet. Most other flooring is vinyl tile and carpet. Interior doors are generally solid core wood.

Mechanical/Plumbing: Heating and cooling are provided by roof top air conditioning units (RTUs) with natural gas heating. The heating or cooling distribution is by a constant volume duct system to each occupied area. Fresh air is supplied by the RTU units. The HVAC system has electronic energy management controls that are connected to a central control. Roof mounted exhaust fans are installed for the restrooms and ventilation is generally adequate. Plumbing fixtures are typically in good condition and galvanized piping were replaced in the 1995 renovation.

Electrical: The electrical system is fed from Building C/ D/ E and pad mounted transformer that delivers 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally excessive. Emergency lighting and emergency exit signs are present and are typically illuminated. The building has no emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does not have a fire sprinkler system. Egress corridors appear to have appropriate fire separation and interior doors on escape corridors are fire rated. The building does have a security system. The security system is comprised of motion detectors in each occupied space.

Facility Executive Summary**Facility:** \District Administration\Sheridan Street-Building C/D/E**Surveyor:**

Brandon Loper

Date:

19-Nov-2004

Repair Costs:

\$568,401.81

Replacement Cost:

\$5,340,956.88

FCI:

10.64%

Photo Description:District Administration - Building
C/D/E**Facility Description:**

Administration Building C/D/E is located on the Sheridan Street Campus of the Alamo Community College District in San Antonio, Texas. The 1-story, 30,471 square foot building contains offices, conference rooms, and the district law enforcement headquarters. Originally constructed in 1960, there have been several renovations. The building was originally renovated when it was purchased by ACCD. This was reportedly a complete renovation which took place in 1995, and included all interiors, mechanical systems, and roofing. There appears to have been a more recent renovation in 2002 (estimate) to Section E and included all interiors.

Site: Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs and are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on a slab-on-grade foundation that is not showing signs of settlement or damage. The main structure is typically stucco on CMU. The roofs are typically flat and they are in poor condition. Exterior doors are typically aluminum storefront and windows are typically aluminum frame, double pane units.

Interiors: Partition wall types include drywall on metal studs and CMU. The interior wall finishes are generally in poor condition. Most ceilings are 2x4 suspended acoustical tile that are in poor condition. Flooring in high use areas is carpet. Most other flooring is vinyl tile and carpet, most is in poor condition. Interior doors are generally solid core wood. Interior finishes in Section E are in good condition.

Mechanical/Plumbing: Heating and cooling are provided by roof top air conditioning units (RTUs) with natural gas heating for sections C/D. Section E is heated and cooled by two (2) remote mounted electric heat pump condensing unit and an air handling unit (AHU) with direct expansion coils. The heating or cooling distribution is by a constant volume duct system to each occupied area. Fresh air is supplied by the RTU and AHU units. The HVAC system has electronic energy management controls that are connected to a central control. Roof mounted exhaust fans are installed for the restrooms and ventilation is generally adequate. Plumbing fixtures are typically in good condition and galvanized piping were replaced in the 1995 renovation.

Electrical: The electrical system is fed from a central, 1200 A. service entrance panel (exterior to section C) and a pad mounted transformer that delivers 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally excessive. Emergency lighting and emergency exit signs are present and are typically illuminated. The building has no emergency generator.

Fire Protection/Life Safety Systems: The fire alarm system consists of audible and strobe enunciators in corridors, offices and other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The facility does not have a fire sprinkler system. Egress corridors appear to have appropriate fire separation and interior doors on escape corridors are fire rated. The building does have a security system. The security system is comprised of motion detectors in each occupied space and surveillance cameras in the hallways .

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AND CONSULTING

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PUBLISHED JULY 2005