

District Support Operations Building Site Options

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September 15, 2015



Agenda: Additional Information Requested

- More detailed pricing for constructing building at Playland Park vs. Sheridan St.
 - Cost estimates
 - Sales/surplus values of current properties
 - Pros and Cons of each location
- Next Steps: Board Authorize Site Selection & Issuance of Bid for Design/Build

Board has previously approved DSO building at Special Board Meeting July, 2015 for up to \$55 million funded by the Debt tax rate; net cost after sale of surplus buildings est. \$40M



Alamo Colleges Has Documented Needs for a DSO Office

- Wide geographic distribution of DSO employees
- Overcrowding negatively impacting productivity and growth
- Concerns for employee safety
- Environmental issues
- Age and condition of existing 3 separate building complexes
- Inadequate Conference/meeting space – often renting from 3rd parties if > 150 participants
- Out of \$802M of funding spent to build or renovate facilities in last 10 years, only \$2.4M (0.3%) was spent on DSO facilities.

District employees deserve a safe, secure, productive environment– Board Policy D.4.6.



Unsafe and Unsanitary Conditions

Condition	Sheridan	Houston
Leaking roofs and water intrusion walls/windows; Mold	X	X
Condemned building	X	
Foundation Issues: sagging/uneven flooring	X	X
No Sprinkler Systems; not code compliant	X	X
Rats, cockroaches, spiders and other vermin- employees bitten	X	X
Aggressive panhandling to approaching employees in parking lot, attempting to get into cars with employees		X
Public indecency		X
Intoxication		X
Drug sales and use		X
Prostitution		X
Homicides causing building lockdown for protection of employees		X
Fighting/altercations/yelling across from and on property		X
Used condoms, underwear and needles in employee parking lots		X
Urine and feces on property, individuals urinating on office windows		X



Condition of Older DSO Buildings

- Annual maintenance & utility costs \$3.3M higher than newer college buildings due to age & condition of buildings
- Deferred maintenance costs

Deferred Maintenance at Current Locations						
in millions	Y1	Y2	Y3	Y4	Y5	Total
Sheridan	3.2	1.4	0.0	0.1	0.5	5.1
Houston St.	2.4	0.9	0.1	0.2	0.4	4.1
Pat Booker	1.8	1.2	-	0.0	0.2	3.2
University Ctr	0.8	-	0.4	0.2	0.8	2.1
Facilities	-	-	0.0	-	-	0.0
Total	8.2	3.5	0.5	0.5	1.9	14.6

- **Not worth further investment**
 - Buyers would demolish Buildings



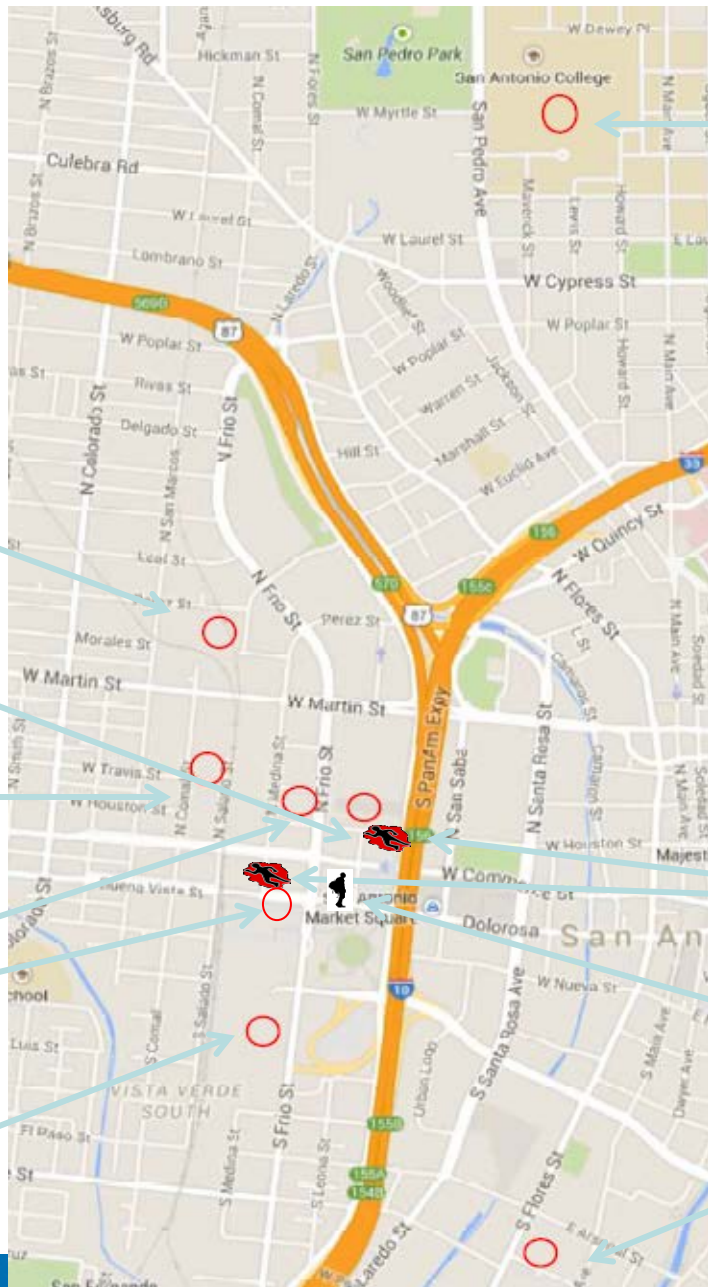
Views from Houston Street Offices



9/15/2015

DISTRICT SUPPORT
OPERATIONS BUILDING





San Antonio College

Haven for Hope

811 W. Houston

Bexar County Jail

VIA Hub

Mental Health Facility (construction in process)

Detention Center

Homicides in past 6 months

Day laborer pickup

201 Sheridan



COSTS TO BUILD PLAYLAND PARK AND SHERIDAN





Estimate of Probable Costs to Build

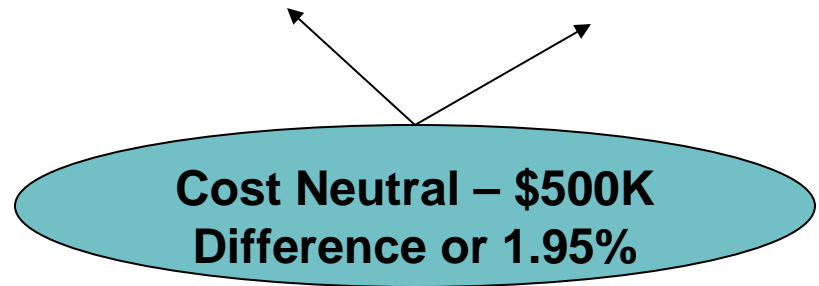
Description	Playland Park	Sheridan St.
Demolition/Site Preparation	\$ 456,000	\$ 670,000
Parking Garage	-	10,024,000
Surface Parking & Paving	785,500	273,800
Physical Plant	3,358,000	3,193,000
Conference Center	4,558,000	4,558,000
District Support Operations Building	44,091,976	40,928,015
Total Cost	\$ 53,249,476	\$59,646,815
July 2015 High Level Estimate:	\$58.8M	\$63.9 M
True-up	(\$5.7M)	(\$4.3M)

In July 2015, the Board approved up to \$55 million in revenue bond debt for this purpose. Anticipated property sales will fund the remaining portion.



Probable Costs, Net of Surplus & Moving

Description	Playland Park	Sheridan St.
Cost of Buildings and Parking (from prior slide)	\$53,249,476	\$59,646,815
Cost of Moving*	3,500,000	5,000,000
Sale of Existing Properties	(15,900,000)	(24,300,000)
Total Cost After Property Sales	\$ 40,849,476	40,346,815
Avoided Costs: Def Maint Existing DSO	(14,600,000)	(14,600,000)
All In	\$26,249,476	\$25,746,815



*Moving: 1-time for Playland, 2-times for Sheridan employees



Sale of Properties

Description	Playland Park	Sheridan St.
Pat Booker Road Properties	\$9.6 million	\$9.6 million
811 W. Houston Street	\$2.7 million	\$2.7 million
201 Sheridan Street	\$3.6 million	-----
2222 N. Alamo (Playland Park)	-----	\$12.0 million
Total	\$15.9 million	\$24.3 million

Based on appraisals or anticipated price for sealed bids

Funds from surplus property sales will be used to call bonds as buildings vacated.



Comparison of Locations

Description	Playland Park	Sheridan St.
Building		
Property	12.644 acres	3.57 acres
Office	1-3 Levels @ 79,000 sf 1 Level@ 35,000 sf	5 Levels @ 41,410 sf
Conference Center/Retail	Included above @ 50,940 sf	2 Levels @ 25,470 sf each
Total Levels	4	8
Total Building Area Sq. Footage	272,000	257,990
Parking		
Surface Parking	855	84
Levels Underground Parking	n/a	3 @ 94,209 sf
# Spaces Underground Parking	n/a	771
Total # of Parking Spaces	855	855



Energy Savings Options

Description	Playland Park	Sheridan St.
LEED “Certified” requires 40 out of 110 points	Unlikely points = 0 Ineligible points = 5 (density)	Unlikely points = 6 (Stormwater, greenspace, regional priority) Ineligible points = 2 (parking)
Solar Panels	Significantly more rooftop and land for solar panels	Limited rooftop space
SAWS Recycled water	Available at Josephine Street	Not Available
Thermal Energy Storage Tank	Land available to construct	Insufficient land to construct
Rainwater Harvesting	Significantly more rooftop and land for rainwater harvesting	Limited rooftop space
COSA 2015 Building Code applies and includes significant energy conservation measures.	COSA requirements are more cost effective due to possible building footprint.	COSA requirements are less cost effective due to possible building footprint.



Sheridan St. Site - Benefits

- ✓ Maintain highly visible presence in redeveloping downtown neighborhood
- ✓ Take advantage of high surplus value of Playland (\$12M+)
- ✓ Planned facility enhances surrounding community, builds neighborhood
- ✓ Revitalization of area with San Pedro Creek, new HEB grocery and expanded headquarters

Citizens Advisory Committee

Concerns with Sheridan St. Location

- Permanently changing the landscape for local residential environment
- Possible reaction of local neighborhood
 - Hindering or attempting to stop construction
 - Involvement of King William Association
- Environmental (ground water) or preservation issues that may arise with deep excavation for 3 underground floors
- Negative impact on traffic flow in the area with additional employees and new HEB grocery store
- 3.5 acres, primarily landlocked site limits future growth



Playland Park Site - Benefits

- ✓ Cost neutral option versus Sheridan (both \$40M net of surplus property sales and moving costs)
- ✓ Allows for growth (12.644 acres) – not land-locked
- ✓ More flexibility in building and design – 4X more acreage
- ✓ Possibility to achieve LEEDS building design w/in \$55M
- ✓ Less time to construct – no demolition, no underground excavation, less building levels
- ✓ More visible and desirable location – popular Broadway area and River North development, less traffic impact on surrounding streets, eliminates potential issues with local neighborhood during construction. NOTE: recommend work with COSA for improved employee access off Hwy 281
- ✓ Less DSO personnel moves

**Recommendation: Affirm Citizen's Advisory Committee
Recommendation to Build at Playland Park**

Next Steps

Two Minute Orders will come forward to Board:

1. Authorizing recommended procurement method of “Design-Build” for DSO building project
 - Benefits: receive very creative and energy efficient designs and the guaranteed maximum price to build it all in one step
2. Authorizing issuance of a RFP for Design-build of DSO building at (specific location)

Appendix



Architectural Considerations

Playland

- Land – 12.644 acres
- Building – 272,000 sf
 - 3 levels at 79,000 sf
 - 1 level at 35,000 sf
 - Includes conference center and retail at 50,940 sf
- Parking – 855 spaces
 - surface parking with pole lighting

Sheridan

- Land – 3.57 acres
- Building – 257,990 sf
 - 2 level conference center and retail at 50,940 sf
 - 5 levels DSO building at 41,410 sf each level
- Parking – 855 spaces
 - 3 level underground parking garage – 771 spaces
 - surface parking 84 spaces



Sheridan – Structural Considerations

Below Grade Parking

- 3 levels of parking below grade
- Below grade construction will be cast in place concrete
- Retention system will be drilled concrete piers extending down to hard shale layer, about 50-65 ft below street level
- Sub level 3 floor slab will be cast in place grade supported
- Sub level 1 & 2 floor framing will be cast in place concrete skip joist system
- Columns below grade will be cast in place with 3% reinforcing
- Interior columns will be supported on drilled concrete piers bearing at an elevation of 50-65 ft below street level

Level 1 Framing

- Floor framing for Level 1 will be cast in place concrete skip joist system
- Metal pan form depth will be 24" maximizing joist and beam spans



Sheridan – Structural Considerations

Upper Floor Framing

- Levels 2-5 floor framing will be composite concrete slab & beam system supported by steel wide flange or hollow tube columns
- If required, fire proofing will need to be added to costs

Roof Framing System

- Conventional steel framed roof system with steel roof deck over open web steel joists supported by steel wide flange beams

Lateral Load Resistance System

- Lateral stability will be provided by diagonal steel tube braces placed in areas where braces can be incorporated into wall framing system. Alternatively, bracing can be provided by stair & elevator shaft walls if they consist of concrete wall, or diagonal steel tube bracing can be incorporated into shaft walls

HVAC System

- 4 pipe variable flow chilled/hot water system
 - Multiple water cooled centrifugal chillers; multiple condensing fire tube boilers



Playland Park – Structural Considerations

Foundation and Level 1 Framing-Buildings A and B

- Foundation will consist of cast in place concrete skip joist system supported on drilled concrete piers bearing at an elevation of about 50-65 ft below street level in the hard shale stratum
- A crawl space will be provided beneath the entire footprint of the building with minimum depth of 12" below perimeter concrete beams then sloping down to provide about 30 in of clear depth below concrete framing members

Upper Floor Framing

- Floor framing for levels 2-5 will be composite concrete slab & beam system supported by steel wide flange or hollow tube columns
- If required, fire proofing will need to be added to costs

Roof Framing System

- Roof framing will be conventional steel framed roof system with steel roof deck placed over open web steel joists supported by steel wide flange beams



Playland Park – Structural Considerations-Cont'd

Lateral Load Resistance System

- Lateral stability will be provided by diagonal steel tube braces placed in areas where braces can be incorporated into the wall framing system. Alternatively, bracing can be provided by stair and elevator shaft walls if they consist of concrete walls or diagonal steel tube bracing can be incorporated into the shaft walls

HVAC System

- Physical Plant – 4 pipe variable flow chilled/hot water system
 - Multiple water cooled centrifugal chillers; multiple condensing fire tube boilers



Existing Profile

	Houston	Sheridan	Pat Booker	Total
GSF	30,154	45,770	42,036	117,960
Building Built In	Main 1910	1960	1972	
	Addition 1983			
Primary IT Computing Center	X			
# of Employees in Buildings	150	136	99	385
# of Employees in Portables	27	10		37
External Auditors (6 months)	10			10
Total	187	146	99	432
<u>Employees in Offsite Locations</u>				
University Center				12
Workforce Ctr of Excellence				21
Total Including Offsite Locations				465

465 DSO Employees – severe overcrowding, unsafe environment

IT Primary Computing Center: poor design with windows; too small;



DSO Facilities: \$15M of Maintenance Delayed

Out of \$802M of funding spent to build or renovate facilities in last 10 years, only \$2.4M (0.3%) was spent on DSO facilities. Corrective action is needed.

PRIOR YEAR IMPROVEMENTS BY LOCATION (\$ in Millions)

LOCATION	2005 CIP = 450+33 Interest	CFR (01, 03, 04, 05, 06, 07, 12) = 71	MTN (04, 05, 06, 07, 09, 11) = 207	SAC Tobin Lofts Parking Garage	SECO GRANT	SPC DOE GRANTS	SAC HUD GRANTS	PAC DOE GRANT	Fund Balance	2012 SECO	2013 SECO	TOTAL	% of Total
SPC	67.6	5.1	62.3			10.0				0.5	0.5	146.0	19.2%
SWC	5.5	-			2.0					0.2	0.5	8.2	
SAC	79.0	11.2	69.3	12.5			1.0			2.0	0.5	175.5	23.2%
1st Respon. Challenger	5.6	-							5.0			5.6	
PAC	59.0	5.1	44.9					1.0		0.5	1.5	112.0	14.0%
NVC	113.6	20.1	9.4							0.2	1.5	144.7	18.0%
NLC	133.9	10.6	11.8							1.5	0.5	158.3	19.7%
NCC	0.0	12.7	0.4									13.0	1.6%
IT	18.4	6.0	7.0							0.1	-	31.5	3.9%
District	0.4		2.0									2.4	0.3%
TOTAL	483.0	70.8	207.0	12.5	2.0	10.0	1.0	1.0	5.0	5.0	5.0	802.2	

IT Support funds used for secure wireless on all campuses, fiber linkage, E-learning management, data storage, VOIP, data security, district-wide infrastructure

Original Estimates as Presented July 2015

	Self Build @ Playland	Self-Build @ Sheridan
Building	\$ 57.8	\$ 57.8
Parking (Sheridan: garage/Playland: Lot	1.0	6.1
Identified Maintenance	n/a	n/a
Renovation	n/a	n/a
Cost of Move	3.5	5.0
Sale/trade of properties	(15.9)	(24.3)
Net Cost of DSO Building	\$ 46.4	\$ 44.6
Eliminate Deferred Maint. On		
Existing DSO	(14.6)	(14.6)
All in Cost	\$ 31.8	\$ 30.0

