



ALAMO
COLLEGES

Minutes
Alamo Colleges District Support Operations (DSO)
Building Citizens' Advisory Committee
George E. Killen Community Education & Service Center
201 W. Sheridan
San Antonio, Texas
June 25, 2015

Committee Chair Gloria Ray Called the Meeting to order at 5:35 p.m.

The following Building Citizens' Advisory Committee Members were present:

Gloria Ray, Committee Chair
Velma Ybarra
Tony Leiva
Guy Burnett
Sarah Becher
Greg Brockhouse
Dick Gill
David Nisivoccia
Richard Perez
MaryAnn Aguirre
Kate Rogers
Michael Burke

The following Building Citizens' Advisory Committee Members were not present:

Marty Wender
Jane Barrera

Introduction of MaryAnn Aguirre committee member not present at first meeting.

1. Review and approve June 9, 2015 Committee meeting minutes:

The Minutes stand approved as presented by the committee.

2. Discussion and Action on the Selection of Committee Co-Chair of the Building Citizens' Advisory Committee

Members of the committee were asked for any nominations or for their interest in being co-chair. Dr. Dick Gill was put into nomination as the Co-Chair and by unanimous vote of the Committee, Dr. Dick Gill was selected to be the Building Citizens' Advisory Committee Co-Chair to serve the appointment term that will begin this month and is estimated to complete by May 2016.

Agenda items # 3 – 5 were delayed to future meeting:

3. Review DSO current to Proposed GSF estimates; discuss growth estimates and parking
4. Review Building Design Mock-ups
5. Review proposed Project Schedule

6. Committee discussion on need for DSO building, self-build option at Sheridan, and proposed financing (within existing tax rate)

John Strybos recommended for Dr. Gill to brief the committee as he made a detailed site visit of all DSO facilities and to share his assessment and analysis of the data. Dr. Gill thanked Mr. Strybos for spending almost the entire day with him visiting every district office and spoke with employees to gain an understanding of what it is like to be in the facilities they are in. Dr. Gill began by saying none of the current facility building are ideal however in particular the Houston Street location is a building that in his opinion is unacceptable to operate in a facility surrounded by the current environment. Other locations – too far and unproductive. He stated a new DSO building is definitely needed. The colleges and classrooms have been maintained however a fraction of funds have been spend on administration buildings and employees deserve to work in first class offices. He recommended that building at Playland Park be considered as it is approximately the same costs, the larger size lot (12 acres versus 3.5 acres at Sheridan) provides more opportunities in parking and building design; and avoids moving employees twice. Dr. Gill verbally shared the difference in net costs of building at Playland Park versus building at Sheridan that indicates the Playland Park option is only \$1.3M more before considering other potential building design savings – the information he shared is summarized in the below table. Mrs. Snyder presented a typed comparison that differed only in the “cost of move” which was later determined to be a typo on move costs and that Dr. Gill's summary accurately reflects current estimates.

| | Option 4: Self-Build @ Sheridan | Option 5: Self Build @ Playland |
|---|---------------------------------------|---------------------------------------|
| Building | \$ 57.8 | \$ 57.8 |
| Parking (Sheridan: garage/Playland: Lot | 6.1 | 1.0 |
| Cost of Move | 5.0 | 3.0 |
| Sale/trade of properties | (24.3) | (15.9) |
| Net Cost of DSO Building | \$ 44.6 | \$ 45.9 |
| Eliminate Deferred Maint. On | | |
| Existing DSO | (14.6) | (14.6) |
| All in Cost | \$ 30.0 | \$ 31.3 |

Committee Chair Ray asked the committee to provide their input based on the information presented today where they stand on the two options of Sheridan Self-build and Playland Park Self-build.

Committee members discussed the advantages of the larger 12 acres at Playland Park making it a good option to consider further at our next meeting:

- There is room for the less costly parking lot, versus the potential challenges of building a 3 story underground garage at Sheridan.
- An 8-story building (3 underground garage plus 5 office floors) at Sheridan would shade the neighborhood homes.
- Can reduce the number of floors in the Building design freeing up dollars to incorporate LEED energy standards and/or solar panels for future energy savings.
- There is significant acreage to allow for long-term growth needs of Alamo Colleges.
- Recommend DSO building be built all at once versus in two phases due to rising construction costs.

David Nisivoccia mentioned the size of the Sheridan lot has its challenges besides dollars and cents; the impact on the neighboring King Williams homeowners.

Kate Rogers recommended that the Committee do a side-by-side comparison of the two possible sites for the DSO building: Sheridan and Playland Park at the next meeting. Mr. Strybos stated that over the last seven years, Alamo Colleges has prepared several design options if we were to build at Playland Park that he can bring to the next meeting.

The committee recommended including a student and faculty member on this committee and John Strybos took that action item to discuss with the Chancellor.

7. ACTION on Committee charges:

- a) To validate the need for a DSO building:
- b) To validate or recommend modifications in the self-build approach and financing strategy:

On a motion by committee member Dr. Gill, seconded by committee member Ybarra, and by unanimous vote of the Committee, they validate the need for a DSO building and that the proposed funding within our existing tax rate is reasonable.

- c) To validate the proposed Sheridan location

Mrs. Snyder confirmed that the decision on location can be deferred until August as the net costs are similar between the two options and that we have the input from the Committee on Charges a) and b) that is needed for consideration by the Alamo Colleges Board of Trustees at their July 21st meeting when they will decide whether to issue the debt for a DSO building.

8. Next Meeting, Thursday, July 16th 5:30 to 7 pm @ Killen Center Board Room

ADJOURNMENT

There being no further business, Committee Chair Ray announced that the meeting was adjourned at 6:53 p.m.