

DISTRICT SUPPORT OPERATIONS (DSO) BUILDING CITIZENS' ADVISORY COMMITTEE (CAC) UPDATE

Submitted by: Gloria Ray, CAC Chair
JULY 21, 2015

DSO CAC Membership

Appointee	Member	Occupation
District 1	Andres Gonzalez	Attorney with Cokinos, Bosien & Young
District 2	Gloria Ray – Chair	Retired Senior Official, Kelly Air Force Base TX
District 3	Velma Ybarra	Administrator, Teacher and Educator for 39 years; Chair – Alamo Tech. Prep. Board; Trustee – Harlandale ISD
District 4	Tony Leiva	Independent Contractor
District 5	MaryAnn Aguirre	PTA member at RABA Elementary, worked in Early Childhood Development for 20 years. Retired as a Day Care Director.
District 6	Guy Burnett	Architect, Guy Burnett Architect
District 7	Sarah Becher	Regional Director of Operations, Visual Innovations Co, Inc.
District 8	Greg Brockhouse	Not available
District 9	Dick Gill - Vice Chair	Banking & mortgage banking (Gill Savings, Gilledorn Savings, & The Richard Gill Co.); wine production (Llano Estacado & Ste. Genevieve Wineries); & ranch management
At Large	Marty Wender	Wender Real Estate & Investments
At Large	Kate Rogers	Vice President of Communications & Engagement, HEB
At Large	Michael Burke	Retired Chair/CEO Tesoro Petroleum; Founder/Chair, SA Clean Tech Forum
At Large	Richard Perez	President and CEO of The San Antonio Chamber of Commerce
At Large	David Nisivoccia	CEO/President San Antonio Housing Authority

Committee Activities – June & July 2015:

- Toured Current DSO Buildings to Assess Current Environment
 - Sheridan Street (5 buildings and 1 Portable)
 - Houston Street (1 building and 1 Portable)
 - Pat Booker Properties (4 buildings and 3 Portables)
 - Land at 2222 N. Alamo Street
- Reviewed Information on Current DSO Facilities and noted:
 - Severe safety & environmental Issues impacting 465 DSO employees
 - High Facilities' Maintenance needs (\$15M) – foundation, mold, water
 - In 10 years, DSO was \$2.4M (0.3%) of \$802M Debt issued (Colleges 99.7%)
 - New DSO Bldg. Costs, net of surplus property is Good Deal @ \$44 – 46M
- Reviewed Site & Building Design Concept for New DSO Building
 - Proposed NEW Sheridan St. - 8 story Building (underground 3-level garage), 3.5 Acre Site
 - At Committee request, reviewed option to build @ 12 acre Playland Pk.
- Committee Meetings Held on:
 - June 9, 2015
 - June 25, 2015
 - July 16, 2015

Committee Charge & Recommendations:

- 1) To validate the need for a DSO building:
- 2) 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 on 6/25/15, they validate the need for a DSO building and that the proposed funding within our existing tax rate is reasonable.

- 3) To validate the proposed Sheridan location:

Given that the cost structures are comparable for building at the Sheridan and Playland Park property sites, a motion was made by committee member Dr. Gill, seconded by committee member Aguirre, and by unanimous vote of the Committee on 7/16/15, to recommend building at the Playland site.

Committee Additional Recommendations

- An international design competition to create excitement and greater value for San Antonio

- Recommends that the Board add additional committee members to contribute to the design process:
 - Student,
 - Staff member and
 - Faculty member

APPENDIX

Preliminary Budget Comparison of Options

	Build at Sheridan Street	Build at Playland Park
Building (suggested Maximum)*	\$57.8	\$57.8
Parking Garage and Land	Garage \$6.1	Parking Lots \$1.0
Identified Maintenance	n/a	n/a
Renovation	n/a	n/a
Cost of Move(s) **	\$5.0	\$3.0
Sell/trade Properties	(24.3)	(\$15.9)
Net Cost of DSO Building	\$44.6	\$45.9
Eliminate Deferred Maintenance on existing DSO Buildings	(\$14.6)	(\$14.6)
All in Cost	\$30.0	\$31.3

* Savings may exist in building at Playland Park, even w/ add'l LEEDS level green facility costs

**Cost of Move for Playland Park re-estimated by Facilities after CAC as \$3.5M