AIG

Alamo Community College District

Date Visited: 10-Feb-16

Location Name: San Antonio College
Address: 1300 San Pedro Ave
San Antonio, TEXAS 78212-4201
United States

Commercial Property

Property Risk Improvement Report

Property Risk Improvement Report

LOCATION SURVEYED: San Antonio College
1300 San Pedro Ave
San Antonio, TEXAS 78212-4201
United States
29.445768 / -98.499154

FILE NUMBER: RFS-32039-3

DATE OF SURVEY: 10-Feb-16

PREVIOUS SURVEY: None

UNDERWRITER: Joshua Fletcher

RISK ENGINEER: Guillermo Hernandez

ACCOMPANIED BY:

NAME	TITLE
Roderick Brown	District Environmental Health/Safety Coordinator

AIG

TABLE OF CONTENTS

SCOPE AND SUMMARY

RISK IMPROVEMENTS

NEW PROJECTS, SIGNIFICANT CHANGES AND OBSERVATIONS

SUPPORT SERVICES

RISK IMPROVEMENT DEFINITIONS

CUSTOMER SATISFACTION

The information contained in this report is intended for the express purpose of assisting AIG personnel in the management of an AIG insurance program. No warranty, guarantee, or representation, either expressed or implied, is made as to the correctness or sufficiency of any representation contained herein. This report may not address each and every possible loss potential, violation of any laws, rules or regulations, or exception to good practices and procedures. The absence of comment, suggestion, or recommendation does not mean the property or operation(s) is in compliance with all applicable laws, rules, or regulations, is engaging in good practices and procedures, or is without loss potential. No responsibility is assumed for the discovery and/or elimination of hazards that could cause accidents or damage at any facility that is subject to this report. Reliance upon, or compliance with, any of the information, suggestions or recommendations contained herein in no way guarantees the fulfillment of your obligations under your insurance policy or as may otherwise be required by any laws, rules or regulations.

American International Group, Inc. (AIG) is a leading international insurance organization serving customers in more than 130 countries and jurisdictions. AIG companies serve commercial, institutional, and individual customers through one of the most extensive worldwide property-casualty networks of any insurer. In addition, AIG companies are leading providers of life insurance and retirement services in the United States. AIG common stock is listed on the New York Stock Exchange and the Tokyo Stock Exchange.

AIG is the marketing name for the worldwide property-casualty, life and retirement, and general insurance operations of American International Group, Inc. Products and services are written or provided by subsidiaries or affiliates of American International Group, Inc. Not all products and services are available in every jurisdiction, and insurance coverage is governed by actual policy language. Certain products and services may be provided by independent third parties. Insurance products may be distributed through affiliated or unaffiliated entities. Certain property-casualty coverages may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds.

AIG

SCOPE AND SUMMARY

This facility was visited to undertake a risk assessment of the fire and associated perils for insurance purposes. The purpose of the assessment was to assist in the identification and mitigation of hazards and exposures that could lead to the loss or damage to assets or business interruption.

This location is a community college located north of San Antonio downtown. The buildings included in the visit are:

Nursing & Allied Health Complex (NAHC), Moody Learning Center (MLC), and Chance Academic Center (CAC). The NACH has medical and dental equipment, the MLC has three floors with libraries, and the CAC has mostly classrooms. All the areas have sprinkler protection with a fire pump. Construction of the NACH and the CAC is considered ISO5 and the MLC ISO 6. All buildings have 100% sprinkler protection.

RISK IMPROVEMENTS

During the risk assessment, a number of issues were raised and discussed at the closing meeting. The following Risk Improvements have been developed based on National and International Codes and Standards, best practice and/or sound loss control judgment. Implementation of these Risk Improvements will help to eliminate, mitigate or control potential losses.

Risk improvements have been proposed to assist you in reducing your exposures and managing your risk. Please ensure that you update AIG as you implement these risk improvements. If you need further assistance or want to discuss a particular risk improvement in greater detail, please contact your AIG Loss Prevention Engineering contact.

Risk Improvement Classification (Physical Protection only): To assist in complying with the Risk Improvements we have provided:

- Categorization by type for each risk improvement;
- Reduction in the loss potential once the Risk Improvement is completed

"Human Element" risk improvements: Studies consistently show that the root cause of 60-80% of incidents in the workplace can be attributed to a deficiency in management systems or some element of human error. Effective risk management programs are therefore a foundation of all good loss prevention strategies. At AIG we identify opportunities for improvements to risk management programs. We class these as "Human Element" risk improvements. A "Human Element" risk improvement is one for which no or very little capital expenditure is required. Given that these are good management practices that can contribute significantly to risk reduction we anticipate that these improvements would be implemented.

AIG

HUMAN ELEMENT RISK IMPROVEMENTS

16-02-01 Self-Inspection Program

Summary:
Improve the existing self inspection plan to include the following:

Attach placards containing the system design information to the sprinkler system risers for Nursing & Allied Health Complex (NAHC), Moody Learning Center (MLC), and Chance Academic Center (CAC) . (NFPA 13)

Attach signs at each door of the fire pump room and communicate location with emergency response team and with fire department. (NFPA 20).

Provide fire pump annual flow test results to AIG for review.

Details:
All of the self-inspection activities are performed by an outside contractor. The frequency is considered adequate and the tags displayed no deficiencies, but no records were provided for review.

Management should keep records of fire pump tests to check performance over time and to check that tests are conducted adequately.

Sprinkler design information should be documented on the placards so that the information is available for review and assessment.

During the survey it was difficult to find the fire pump rooms due to lack of signage. During a small fire in the past at the Moody building, the fire department had to diffuse water using hoses since they couldn't find the fire pump.

Response:
Will study.

16-02-02 Impairment Procedures

Summary:
Implement the AIG fire protection impairment procedure to monitor impairments to your fire protection equipment.

Details:
Impaired fire protection can result in a large loss if not properly managed. AIG recommends that all impairments lasting longer than 1-shift or 8 hours be reported to the impairment desk. This will allow AIG to monitor the impairment and provide guidance regarding precautions that should be taken while the impairment exists. Impairments can be reported by calling 877-705-7287 or emailing GlobalProperty.Impairment@aig.com.

Response: Will study.

16-02-03 Hot Work Permit

Summary:
Implement the AIG cutting & welding permit system to monitor hot work operations at your facility.

Details:
Improper cutting & welding is a leading cause of fire. The cutting & welding permit ensures proper precautions are in place prior to such work. All hot work operations should be performed under this program, including contractors.

Currently all safety procedures are left to the contractors.

Response: Will consider implementing.

16-02-04 Housekeeping - Mechanical penthouse at MLC
Summary: Remove the combustible materials from the mechanical penthouse at the Moody Learning Center.
Details: A fire involving the combustible materials may contribute to the smoke contamination of the equipment within the room.
Response: Management agreed with recommendation.

16-02-05 Housekeeping - Fire pump room NAHC
Summary: Remove the combustible materials in front of the fire pump room at the Nurse & Allied Health Complex.
Details: A fire involving the combustible materials may contribute to the smoke contamination of the equipment within the room.
Response: Management agreed with recommendation.

16-02-06 Housekeeping - Room 032 CAC
Summary: Restore the ceiling tiles located at room 032 of the Chance Academic Center.
Details: The room 032 is used as a custodial and miscellaneous storage. Most of the ceiling tiles are missing in this room. The sprinkler protecting this room is the ceiling tile level. In case of fire, heat will rise higher than the sprinkler level and there might be a delayed activation of the sprinkler.
Response: Will study.

16-02-07 Thermographic Inspections- Inspection the main electrical equipment
Summary: Conduct annual thermographic/Infrared (IR) inspections of critical electrical equipment. (NFPA 70B)
Details: IR inspections can detect deteriorating conditions before a failure occurs allowing for corrective action to be taken to prevent equipment and plant downtime. It is also recommended that the IR inspections be extended to critical rotating equipment.
Response: Management is looking into implementing this recommendation.

PHYSICAL PROTECTION RISK IMPROVEMENTS

16-02-08 Rooftop Equipment - Secure the equipment on the roof of Moody Learning Center

Category	Advisory

Summary:
Anchor rooftop equipment such as the satellite antennas and the HVAC units located on the roof of Moody Learning Center. As a minimum, all rooftop equipment should be properly bolted to the roof deck structure or curb per the manufacturer specifications, which may also require architectural details to maintain the waterproofing envelope.

Further guidance is available from Chapter 15 "Roof Assemblies and Rooftop Structures", and for design pressures, ASCE (American Society of Engineers) 7-05. A qualified and licensed contractor and roofing professional can also be consulted.

Details:
There are three large satellite antennas on the roof that are part of the multimedia department. The antennas are supported only with concrete bricks and have no securement to the deck. There is also some HVAC units on top of wood blocks that are not secured to the roof.

Loose equipment can blow off and damage the roofing as it rolls over the roof, creating leaks in the process. It can also act as a projectile and impact windows. Most of the rooftop equipment is well secured with the exception of this equipment. Dishes held down by bricks alone have poor loss history. Due to the various turbulences that can be created based on the shape, size, and height, simple wind load calculations alone may not accurately predict the loads.

Although the location is in San Antonio Texas which is a 90 mph (3-sec gust) wind speed region, securement is still recommended due to the location exposure to tornados.

Response:
Management recognized the risk but pointed out that implementation of recommendation would require significant capital. Recommendation will be considered but immediate action is not expected.

Loss Expectancy (USD)	900,000	Loss Expectancy after Completion (USD)	5,000	Estimated Cost to Complete** (USD)	30,000

NEW PROJECTS, SIGNIFICANT CHANGES AND OBSERVATIONS

It is important to involve your insurer in new projects, such as refitting, refurbishment, extension work, new builds or re-locating to a new site. Failure to do so could result in using non-approved construction materials (even though they meet local Building Codes and Fire Regulations) or inadequately protected facilities which could lead to expensive retrospective additions or rework. The Loss Prevention Engineering team at AIG can assist you with this by providing you with engineering support both before and during your project. Please contact us before you commence your project to ensure that we can arrange a consultation with one of our engineers.

RISK IMPROVEMENT PHOTOS

Mechanical Room at MLC Penthouse

Antennas at MLC roof

Room 032 CAC

SUPPORT SERVICES

Fire Protection Impairments: All fire protection impairments (i.e. sprinkler systems, fire pumps, water supplies) should be reported to AIG by phone or email as indicated below:

Impairment Email: **GlobalProperty.Impairment@aig.com**
Impairment Phone: [+] 1 (877)-705-7287 or [+] 1 (817)-490-3255

Ordering Resource Material: Resource material, including Hot Work Permits, Fire Protection Impairment Tags and Fire Protection Inspection Programs, should be ordered as indicated below. Other material is available through your Account Engineer.

Resource Email: **GlobalProperty.Impairment@aig.com**

Lexington Insurance Company Webcasts: Our Lexington website provides clients with Audio and Webcast Series (LexCasts) which focus on significant issues relevant to insurance and risk management. In addition this site provides clients with Natural Catastrophe resources, links, articles and informational bulletins. The Lexington website can be viewed by clicking on the following link: http://www.lexcasts.com

Risk Tool: Risk Tool is an on-line loss control resource presented by AIG. Please contact your Account Engineer to become registered. A RiskTool Demo can be reviewed by clicking on the following link: http://www.risktool.com

Account Engineer: The Account Engineer managing loss control for your account is:

Name:	James Dipaoli
Company:	AIG
Phone:	(617) 457-5847
Email:	JAMES.DIPAOLI@AIG.COM

RISK IMPROVEMENT DEFINITIONS

Our Risk Improvement opportunities have been classed as either "Human Element" or "Physical Protection" improvements. These are defined as follows:

• A Human Element risk improvement typically relates to procedures and management programs and will not normally involve, or will have limited, capital expenditure.
• A Physical Protection risk improvement is associated with provision of physical plant and equipment; typically there could be a capital expenditure associated with these improvements.

Category Definitions:

1 - Critical
Serious deficiencies or conditions that create an immediate & severe potential for loss. These deficiencies represent conditions that are serious enough to affect the overall fire safety of the facility. Deficiencies of this nature require immediate attention by the insured, with either full compliance or reasonable mitigation of the exposure.
2 - Important
Deficiencies that do or may cause a loss. These are recommendations to correct uncontrolled exposures or to achieve and maintain a reasonable level of property protection. These recommendations require commitment on the part of the insured to change or modify conditions or work practices in order to reduce the potential for serious loss, resulting from either frequency or severity of events.
3 - Advisory
Deficiencies, minor in nature that are not expected to contribute significantly to a loss but do represent or could contribute to unsafe conditions or unsafe acts. These are recommendations that are considered best practices to enhance the level of property protection. Although compliance with these recommendations improves the risk and reduces the likelihood of a loss occurring from the recognized hazard or situation, they are considered desirable and not mandatory in nature.

Loss Expectancy Definition:

The loss expectancies outlined in the Risk Improvements assume that the existing protection and notification functions, whether it is adequate for the occupancy or not. This includes both public and private protection. Fire department response is also anticipated.

Estimated Cost to Complete**

Where provided, the estimated costs to complete are indicative costs only and not an exhaustive analysis. Its purpose is to distinguish between all recommendation costs on a relative basis which highlight the difference between maintenance and capital improvement costs. Before proceeding with the commissioning of any work, several quotes from qualified and licensed contractors are advised.

CUSTOMER SATISFACTION

We would welcome any feedback that you may have regarding this report or risk engineering services in general and would ask you to direct this to the following email address: GlobalLossPrevention@aig.com.

San Antonio College
1300 San Pedro Avenue
San Antonio, TX 78212-4201

C.O.P.E. Report

(Construction, Occupancy, Protection, Exposure)

AIG

Alamo Community College District

Date Visited: 10-Feb-16

Location Name: San Antonio College

Address: 1300 San Pedro Ave
San Antonio, TEXAS 78212-4201
United States

Commercial Property

COPE Report

COPE Report

LOCATION SURVEYED: San Antonio College
1300 San Pedro Ave
San Antonio, TEXAS 78212-4201
United States
Latitude / Longitude: 29.445768 / -98.499154

FILE NUMBER: RFS-32039-3

DATE OF SURVEY: 10-Feb-16

PREVIOUS SURVEY: None

UNDERWRITER: Joshua Fletcher

RISK ENGINEER: Guillermo Hernandez

ACCOMPANIED BY:

NAME	TITLE
Roderick Brown	District Environmental Health/Safety Coordinator

AIG

TABLE OF CONTENTS

RISK RATING SUMMARY

BENCHMARKING CHARTS

OCCUPANCY AND PROCESS OVERVIEW

HAZARDS

COMMON HAZARDS

CONSTRUCTION

PROTECTION

WATER SUPPLY

SUPERVISION

MANAGEMENT PROGRAMS

NATURAL CATASTROPHE EXPOSURES

EXTERNAL EXPOSURES

OTHER PERILS

BUSINESS INTERRUPTION FEATURES

SITE PHOTOS

FLOOD MAP

SITE SKETCH

The information contained in this report is intended for the express purpose of assisting AIG personnel in the management of an AIG insurance program. No warranty, guarantee, or representation, either expressed or implied, is made as to the correctness or sufficiency of any representation contained herein. This report may not address each and every possible loss potential, violation of any laws, rules or regulations, or exception to good practices and procedures. The absence of comment, suggestion, or recommendation does not mean the property or operation(s) is in compliance with all applicable laws, rules, or regulations, is engaging in good practices and procedures, or is without loss potential. No responsibility is assumed for the discovery and/or elimination of hazards that could cause accidents or damage at any facility that is subject to this report. Reliance upon, or compliance with, any of the information, suggestions or recommendations contained herein in no way guarantees the fulfillment of your obligations under your insurance policy or as may otherwise be required by any laws, rules or regulations.

American International Group, Inc. (AIG) is a leading international insurance organization serving customers in more than 130 countries and jurisdictions. AIG companies serve commercial, institutional, and individual customers through one of the most extensive worldwide property-casualty networks of any insurer. In addition, AIG companies are leading providers of life insurance and retirement services in the United States. AIG common stock is listed on the New York Stock Exchange and the Tokyo Stock Exchange.

AIG is the marketing name for the worldwide property-casualty, life and retirement, and general insurance operations of American International Group, Inc. Products and services are written or provided by subsidiaries or affiliates of American International Group, Inc. Not all products and services are available in every jurisdiction, and insurance coverage is governed by actual policy language. Certain products and services may be provided by independent third parties. Insurance products may be distributed through affiliated or unaffiliated entities. Certain property-casualty coverages may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds.

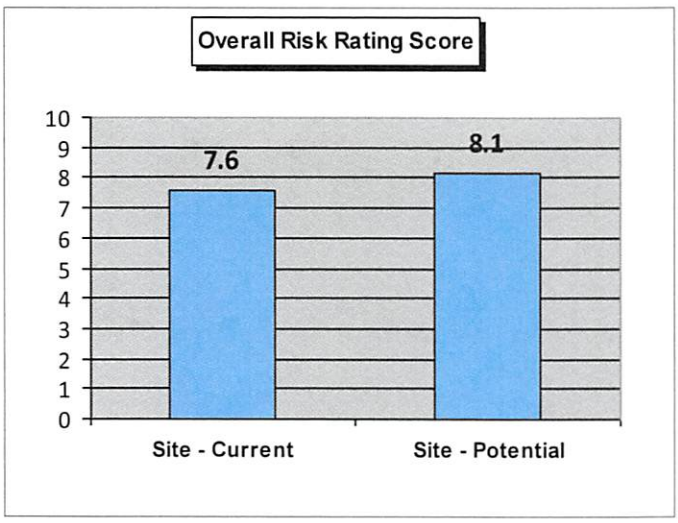
RISK RATING SUMMARY

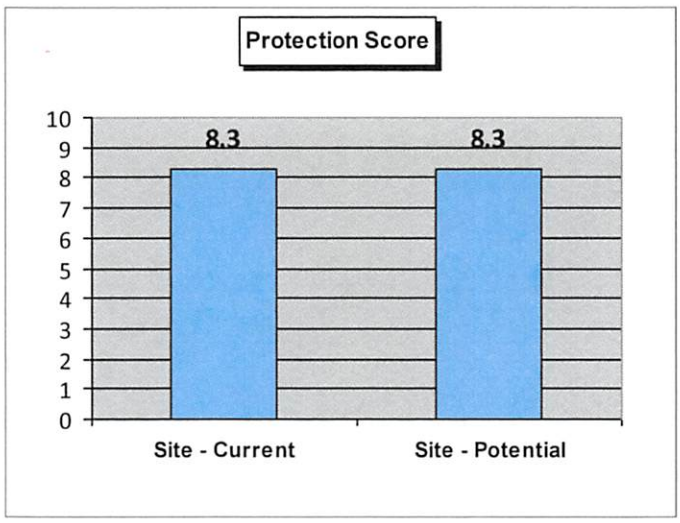
The following display provides a summary of the risk ratings for this location. The assessment is based on an engineering review of the findings at the time of the inspection. The ratings are assigned by the engineer against detailed guidance and methodologies that AIG provides to the engineer. A more detailed description and justification for the individual ratings is provided within this report.

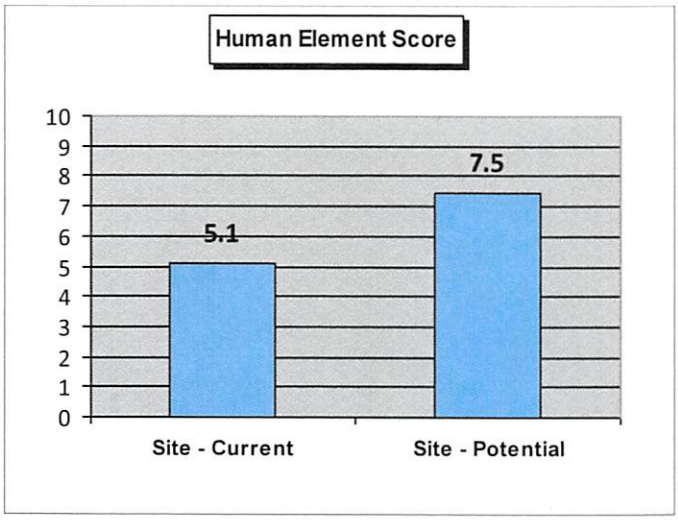
Element	Fire Resist.	FR / NC	NC / Mixed	Comb-Mod	Comb-High
Construction					
Element	**Negligible**	**Slight**	**Moderate**	**High**	**Severe**
Exposure					
Element	**Excellent**	**Good**	**Adequate**	**Nearly Adeq.**	**Inadequate**
Sprinklers					
Special Extinguishing Protection					
Fire Extinguishing Appliances/Hosereels					
Public Fire Department					
Water Supply					
Automatic Fire Detection					
Security					
Emergency Organization & Planning					
Self-Inspection Program					
Impairment Procedures					
Contractor Management					
Hot Work Permit					
Smoking					
Housekeeping					
Planned Preventative Maintenance					
Management Interest					
Site Level Business Continuity Planning					
Occupancy Specific Hazards and Activities	**Not Present / No Deficiencies**	**Slight**	**Low**	**Moderate**	**Severe**
Fired Process Equipment					
Commercial Cooking					
Flammable Liquids - Storage, Transfer, Use					
Flammable Gases - Storage, Transfer, Use					
Laundries					
Residential Areas					
Laboratories					
Storage					
Electrical					
Heating, Ventilation, Air Cond & Refrigeration					
High Valued Materials					
High Valued Equipment					

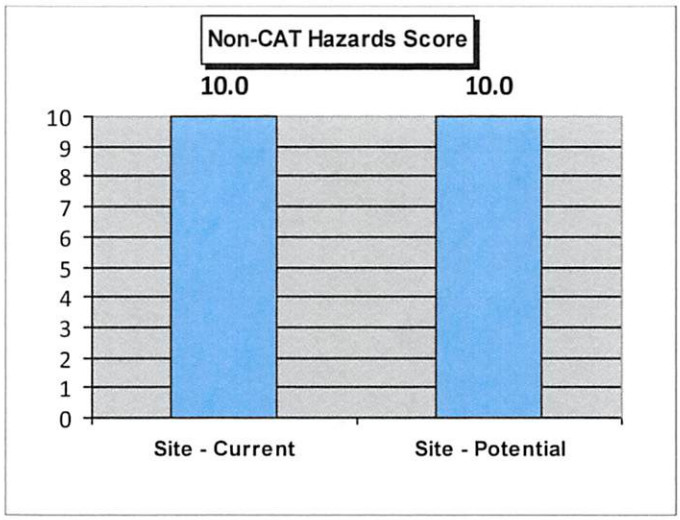
BENCHMARKING CHARTS

The following display presents the location rating in four key areas and an overall risk rating compared to the average rating for other locations within your company that AIG insures and where appropriate for other similar organizations that AIG insures (i.e. a peer comparison) and within the Account as a whole. The "Site - Potential" score is the score that the site would achieve after all of the identified risk improvements have been completed.









Rating Legend	Superior: 8.5 to 10.0	Good: 7.0 to 8.4	Standard: 5.1 to 6.9	Substandard: 3.6 to 5.0	Poor: 0 to 3.5

OCCUPANCY AND PROCESS OVERVIEW

San Antonio College (SAC) is a community college that is a part of the Alamo Community College District. The campus has about 28 academic buildings, 29 parking lots, 1 parking garage, central plant, Facility Services building, Campus Police building, and some portable buildings. The buildings included in this report are:

Nursing & Allied Health Complex (NAHC) – Three story building with classrooms and laboratories. Areas include nursing, EMT, ambulance module simulator, medical assistance, dental assistance, sterilization lab, lab techniques, microbiology, faculty offices, etc.

Moody Learning Center (MLC) – Seven story building with the following areas:

- 1st floor – Counseling and Advising, Veterans, Disability Services
- 2nd floor – Main entrance and Library
- 3rd floor – Main Library
- 4th floor – Library and work areas
- 5th floor – Mega Lab (computer lab), classrooms, offices
- 6 floor – Creative multimedia, graphics, classrooms
- 7th floor – SLAC Lab (computer lab), work areas

Chance Academic Center (CAC) - three story building plus half a basement with classrooms and offices. Classes include economics, anthropology, political science, architecture, physics, engineering, etc. There are some laboratories.

Normal activities are from Monday to Friday but sometimes there are activities during weekends.

HAZARDS

Occupancy Specific Hazards and Activities	Not Present / No Deficiencies	Slight	Low	Moderate	Severe
Fired Process Equipment					
Commercial Cooking					
Flammable Liquids - Storage, Transfer, Use					
Flammable Gases - Storage, Transfer, Use					
Laundries					
Residential Areas					
Laboratories					
Storage					
Electrical					
Heating, Ventilation, Air Cond & Refrigeration					
High Valued Materials					
High Valued Equipment					

High Valued Equipment	
Deficiencies - No	
Building: Nursing & Allied Health	
The Nursing & Allied Health Complex has a Dental Suite with 12 dental units each valued approximately $100,000. Each station has a full set of common dental tools and x-ray machine. There are other two x-ray machines. All the equipment is located inside a "U" shape room. The room has a wet sprinkler system with adequate design.	

Electrical	
Deficiencies - No	
Building: Nursing & Allied Health	
Power is delivered underground to pad mounted transformers. CPS is the utility provider and owner of the transformers. There is one emergency generator for the CAC and one for the MLR that supply power to the fire pump and for evacuation.	

Library	
Deficiencies - No	
Building: Moody Learning Center	
Location: 2nd, 3rd, and 4th floor of Moody Learning Center	
Storage Arrangement: Shelves	Pred. Commodity Class: Class II
Storage Height: 8 ft	Ceiling Height: 12 ft
There is a library at the Moody Learning Center. The library is located at levels 2, 3, and 4. The levels are not interconnected. Most of the library has carpet floors. The books are stored on wood shelves up to 8 feet high. According to 2016 NFPA 13, typical library bookshelves of approximately 8 ft (2.4 m) in height, containing books stored vertically on end, can be considered light hazard occupancy. The sprinkler protection is considered adequate.	

CONSTRUCTION

Construction Information											
Building Name	Year Built	# Floors	Roof Ht (ft)	Construction (1000 sq. ft.)							
				ISO1 / D	ISO2 / C	ISO3 / B	ISO3 CMD/C	ISO4 / B	ISO4 CMD/C	MFR ISO5/A	FR ISO6/AA
Nursing & Allied Health	2008	3	55	0.0	0.0	0.0	0.0	0.0	0.0	123.7	0.0
Moody Learning Center	1967	7	105	0.0	0.0	0.0	0.0	0.0	0.0	0.0	188.4
Chance Academic Center	1991	4	48	0.0	0.0	0.0	0.0	0.0	0.0	120.0	0.0
Total Site Area	**432,120**		**Subtotals:**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**243.7**	**188.4**
% Total Area	**100%**		**% Subtotals:**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**56.4%**	**43.6%**

Definitions: Clg Ht=Floor to Floor/Deck height, ISO1=wood frame walls roof, ISO2=masonry walls wood roof, ISO3=light non-combustible walls roof, ISO3 (CMD)=ISO3 with combustible metal deck, ISO4=non-combustible metal deck and masonry walls, ISO4 (CMD)=ISO4 with combustible metal deck, ISO5=modified fire resistive walls roof, ISO6=fire resistive walls roof.

Construction Comments:

Nursing & Allied Health Complex (NAHC) – Rectangular building with three levels. Exterior walls have bricks on frame, windows, and glass. Interior walls have concrete bricks and drywall partitions. The roof is a built-up roof over a steel frame with steel deck both sprayed with fire proofing. The roof is covered with modified bitumen. The construction classification for this building is ISO5.

Moody Learning Center (MLC) – Rectangular building with seven levels. The first level is considered a basement. Exterior walls have bricks on frame and windows. The building structural frame has cast-in place concrete. The roof also has cast-in place concrete deck with insulation covered with modified bitumen. There is a penthouse at the roof used as a mechanical room. The penthouse has brick walls and concrete deck. The building construction is ISO6.

Chance Academic Center (CAC) – Building with three wings with a circular open staircase at the middle. The building has four levels, the first one considered a basement. The walls also have brick cover and interior walls are concrete bricks and drywall partitions. The roof is a built-up roof over a steel frame with steel deck both sprayed with fire proofing. The roof is covered with modified bitumen. The construction classification for this building is ISO5.

The MLC is the northmost of the three buildings, then CAC at the center and NAHC at the south. Separation from MCL to CAC is 50 feet and from CAC to NAHC is 90 feet.

North of the MLC is the Fletcher Administration Center (FAC) with a space separation of 60 feet. Southwest of the NAHC is the Susan R. & Jesse H. Oppenheimer Academic Center (OC) with a space separation of 50 feet. There is a parking garage 50 feet east of the CAC. Three buildings are located west of the CAC with a separation of 85 feet.

According to Loss Estimate Development – Hospitals and Universities, delayed public fire department response can be credited to limit fire spread between buildings with a minimum of 25 feet of space separation. Based on field observations and provided separation, no fire spread is expected and the MFL area is reduced to a single building.

PROTECTION

Element	Excellent	Good	Adequate	Nearly Adeq.	Inadequate
Sprinklers					
Special Extinguishing Protection					
Fire Extinguishing Appliances/Hosereels					
Public Fire Department					

General Protection Information						
Building Name	Floor Area (1000 sq. ft.)	% AS	% Adeq. AS	% ASN	% Detection	Remarks
Nursing & Allied Health	124	100%	100%	0%	50%	Smoke detectors in hallways
Moody Learning Center	188	100%	100%	0%	50%	Smoke detectors in hallways
Chance Academic Center	120	100%	100%	0%	50%	Smoke detectors in hallways
% Totals		100.0%	100.0%	0.0%	50%	

Definitions: AS=sprinklers provided, Adeq. AS=adequate sprinklers provided, ASN=sprinklers improvements needed, Detection=Smoke or other Fire Detection excluding sprinkler waterflow.

Automatic Sprinklers

NAHC, MLC, and CAC have 100% sprinkler protection. Each building has a fire pump that supports the sprinkler systems. The design information for the sprinkler systems was not posted at the risers. Information was requested but not provided. The required design for the buildings occupancy is light hazard according to 2016 NFPA 13.

The sprinklers are rated Good since no LE exceeds 10% (TIV<$50M but >$25M).

Special Protection Systems

None needed.

Fire Extinguishing Apparatus / Hosereels

There are dry chemical portable fire extinguishers located within appropriate travel distances throughout the buildings. Extinguishers noted during the survey meet the selection, spacing, location, installation and mounting requirements of NFPA 10 - Standard for Portable Fire Extinguishers. Annual maintenance on these units is conducted by an external licensed fire extinguisher vendor. There are no monthly self-inspections. Management mentioned it would not be possible to check all extinguishers of the campus every month due to staff size.

Public Fire Department

There is a full time fire station less than 1 miles away with an engine and one ladder and a second full time fire station less than 1.5 miles away with an engine.

ISOnet Report:
Public Protection Class at Risk: 2
Alternative PPC(s): 10W/10 (10)
Fire Protection Area: SAN ANTONIO
Drive Distance to Responding Fire Station: 1 MILE OR LESS
Responding Fire Station: SAN ANTONIO FS 6
Water Supply Type: HYDRANT

WATER SUPPLY

Element	Excellent	Good	Adequate	Nearly Adeq.	Inadequate
Water Supply					

Water Supply, Water Mains, and Fire Hydrants

The water supply is considered gridded municipal. The water enters the property in a 12 inch main and supplies each building on the east side. Each building (Moody, Chance, and Nursing) has an electric fire pump located at the first level.

Only the fire pump at the NAHC had the name plate with the fire pump date. The pump of the CAC had no name plate information. There was no access to the fire pump located at MLC because of landscaping construction.

Fire Pump Data					
Pump Name	Pump Driver Type	Nameplate Data			Suction Source
		Rated Flow (gpm)	Rated Press. (psi)	Rated Speed (rpm)	
Pump	Electrical Motor	500	100.0	3560	Gridded Municipal

Fire Pump Test Comments:

Fire pump tests were requested for each fire pump but management did not provide the information. Refer to Self-Inspection Program narrative for recommendation.

AIG

SUPERVISION

Element	Excellent	Good	Adequate	Nearly Adeq.	Inadequate
Automatic Fire Detection		■			
Security		■			

Alarm and Security Details					
Signalling Services:	☐ None	☐ Central Station Monitored Line?	☑ Remote Station	☐ Proprietary Station	☐ Local Alarms
Fire Protection Alarm Type:		☑ Waterflow	☑ Valve Tampers	☐ Low Building Temp	☑ DPV Supervisory
		☑ Smoke Detection	Smoke Detection Monitored?	Yes	☐ Heat/Flame Detex
		☑ Pump Running	☑ Pump Trouble	☑ Pump Power	☑ Pull Boxes
		☐ Tank/Res. Level	☐ Tank Temp	☐ Special Ext. Systems	
Maintenance, Testing and Inspection Procedures per NFPA 25 (or equivalent)				Satisfactory	
Security and Watch Service	☐ None	Rounds per Day 24	% Plant Covered 100	Security Rounds	Unrecorded
		☐ Security Located At Building Entrance		☐ Site is Fenced	
Security Alarms	☐ None	☑ CCTV	☐ Ext Movement	☐ Int. Movmn	☐ Vibration	☐ Break Glass
		☐ Door Contact	☐ Infrared Beam	☐ Foil Tape	☐ Microphone	☐ Fence Cabling
☐ **Other Alarms**	Describe:				
AS Valves Locked Yes	Remarks:				

Alarm Systems

The fire alarm system is monitored by a remote station located at the Alamo College Police Department dispatch. Facility Management staff also get notification of alarms to mobile devices.

Security Measures

The Alamo Colleges Police Department provides law enforcement and security services to all components of the Alamo Colleges including academic campuses and a variety of satellite facilities in its service region including Bexar and Guadalupe Counties.

The Department has 92 authorized positions: 69 state certified Peace Officers, 7 Parking Enforcement personnel, 9 Communications Officers, and 7 Administrative Support Personnel.

The Department maintains a fully staffed Criminal Investigations Division and a 24 / 7 / 365 Emergency Communications Center with full interoperability capabilities.

To provide a safe environment for the students, staff, faculty and visitors, the department has uniformed state certified peace officers on patrol 24 hours a day, year round. To provide this around the clock coverage the officers work in three shifts.

Patrol is the core of the Alamo Colleges Police Department. These officers are the ones to answer calls for service, respond to alarms and enforce state criminal and traffic laws in addition to the rules of the Alamo Colleges. The department also has police officers responsible for specialized assignments including Criminal Investigation, Crime Prevention and Bicycle Patrol.

MANAGEMENT PROGRAMS

Element	Excellent	Good	Adequate	Nearly Adeq.	Inadequate
Emergency Organization & Planning					
Self-Inspection Program					
Impairment Procedures					
Contractor Management					
Hot Work Permit					
Smoking					
Housekeeping					
Planned Preventative Maintenance					
Management Interest					
Site Level Business Continuity Planning					

Emergency Organisation and Planning

There are emergency procedures for fire, evacuation, shelter in place, and severe weather. Each building has a Building Action Team which duties consists mainly of evacuating all the people inside each building. During an emergency each Floor Captain will sweep the entire floor looking for people and then meet at the assembly point located outside. The BAT has vests that help them be identified during an emergency.

Alamo College is looking to get Storm Ready certification from the National Weather Service. There is a storm safe room at each building.

Every year there are four to five emergency drills in different zones. The drills rotate zones during the year. All students and staff are notified of an emergency using a text message and email system.

Self-Inspection Program

All self-inspection activities are contracted to Simplex. The company goes to the campus every month to run the electric fire pumps and provide general inspection of sprinkler systems. All sprinkler risers and the fire pump have monthly inspection tags. No deficiencies were recorded on the current tags.

Management participation in the self inspection program is very low to none. Fire pump tests records were not available at the location for review. Management agreed to send them via email after the survey but tests results were not provided at the time of this report.

During the survey it was difficult to find the fire pump rooms due to lack of signage. Facility Management also didn't know where the fire pumps were located. During a small fire in the past at the Moody building, the fire department had to diffuse water using hoses since they couldn't find the fire pump.

None of the sprinkler risers had placards containing the system design information.

It is recommended in 16-02-01 to provide adequate signage and communicate the location of each fire pump, to attach placard containing the system design information to the sprinkler risers of all three buildings, and to provide fire pump test results for review.

Impairment Procedures

The facility has general guidelines for fire protection impairments which include notifying the fire department and having a fire watch. There is no impairment tag used and the insurance company is not included in the notifying list. It is recommended in 16-02-02 to implement AIG Impairment Procedures.

Contractor Management

Contractors are required to sign at the Facilities office. The location has a list of approved contractors. All contractors are required to have insurance and follow OSHA guidelines but the location does not supervise any of their activities or guidelines.

Hot Work Permit

The facility does not have a hot work permit program. Any hot work activities will be contracted to third party providers. All safety procedures are left to the contractors. AIG Hot Work Permit was provided for reference. It is recommended in 16-02-03 to develop an internal hot work permit and require all contractors to use it.

Smoking Program

The campus is a smoke free environment.

Housekeeping

Housekeeping was noted to be adequate in common areas. Some electrical and mechanical rooms were observed with poor housekeeping practices. The rooms had

cardboard boxes, papers, and equipment left behind. Some of the areas include;

MLC - Mechanical penthouse - cardboard boxes, papers, equipment, etc. (REC 16-02-04)
NAHC - Mechanical room with fire pump room - boxes and papers near electrical equipment (REC 16-02-05)
CAC - Room 032 used for custodial storage - ceiling tiles are missing (REC 16-02-06)

Planned Preventative Maintenance

The campus uses a Maximo, which is an enterprise asset management software that allows creating and generating work orders online. The system keeps records of all the work orders generated. There are assigned frequencies (annual, semi, quarterly, and monthly) for all mechanical and electrical equipment.

The maintenance for electrical system is troubleshooting and it is not preventive. The electrical systems will receive maintenance if there is something wrong. Infrared scans are performed to failing systems in order to fix them. Facility Management has intentions of performing infrared scans in major electrical equipment in the future but currently the scans are not performed as part of preventive maintenance. Recommendation 16-02-07 is given to include infrared scans as part of the preventive maintenance program for major electrical systems.

Management Interest

Management was receptive to recommendations and interested in loss prevention but very low commitment was given mainly due to limited number of staff members.

Site Level Business Continuity Planning

The main plan of action during any property damage is to evacuate and relocate activities if possible. Most classes could be relocated to other buildings with the exception of the Nursing and Allied Health Complex. The building has specialized equipment that is not located at any other building on the campus. In case of damage to this area, classes must be suspended for the rest of the semester or year.

NATURAL CATASTROPHE EXPOSURES

CAT Peril	None	Slight	Moderate	Severe
Flood Exposure				
Windstorm Exposure				
Earthquake Exposure				
Storm Surge Exposure				
Hailstorm Exposure				
Snow Loading / Roof Collapse Exposure				
Other CAT Perils Exposure				

Flood Exposure:

The property lies in an unshaded zone X flood zone per the FEMA flood map Panel Number FM48029C0405G, dated September 29, 2010. The nearest flood zone is 1,700 feet away from the buildings.

Windstorm Exposure:

The Tropical Cyclone Zone is zone 1 per the Munich Re NATHAN maps.

The Basic Wind Speed which is defined as the 3 second gust speed at 33 ft. Above ground is 90 mph for this site.

• Roof Covering Condition found to be adequate.
• Windows & Building Cladding found to be adequate.
• Perimeter Flashing Securement found to be adequate.
• Roof Top Equipment Securement found to be inadequate. There are three large satellite antennas that are part of the multimedia department. The antennas are supported only with concrete bricks and have no securement to the deck. It is recommended in 16-02-08 to secure the antennas to the roof deck.

Earthquake Exposure:

The Earthquake Zone is zero per the Munich Re NATHAN maps.

Hailstorm Exposure:

MRE Zone 5 for hail exposure. Roofs were in good conditions.

Other CAT Perils:

MRE Tornado Zone 3 (out of 4). Moderate exposure.

EXTERNAL EXPOSURES

Element	Negligible	Slight	Moderate	High	Severe
Exposure					

AIG

OTHER PERILS

Other Peril	Not Present / No Exposure	Slight	Moderate	Severe	Not Evaluated
Burglary and Theft Exposure					
Vandalism and Malicious Mischief Exposure					
Sabotage and Terrorism Exposure					
Riot, Civil Commotion, and Strike Exposure					
Vehicle Damage Exposure					
Smoke Damage Exposure					
Liquid Damage Exposure					
Explosion Exposure					
Aircraft Damage Exposure					
Structural Collapse Exposure					

Burglary and Theft According to ISOnet, the location has a Burglary score of 512 (5 or more times the national average). Campus security help reduce the exposure to moderate

Vandalism and Malicious Mischief According to ISOnet, the location has a score of 398 (3 to 4 times the national average) for Arson and 659 (5 or more times the national average) for Aggregate Crimes Against Property. Campus security help reduce the exposure to moderate.

Vehicle Damage Parking lots located almost at each building of the campus.

Smoke Damage Severe smoke exposure to medical and dental equipment in NAHC.

Liquid Damage Severe liquid exposure to medical and dental equipment in NACH.

Loss history: Around 2007-2008, there was a fire in an office of the Moody Learning Center. The ignition source was an electronic heater brought by a staff member. The fire was contained to the room and sprinklers put out the fire. Fire damage was minimal but there was extended water damage since the fire department did not know where the fire pump was located. The fire department had to use hoses to direct the water out of the building until they found the fire pump.

BUSINESS INTERRUPTION FEATURES

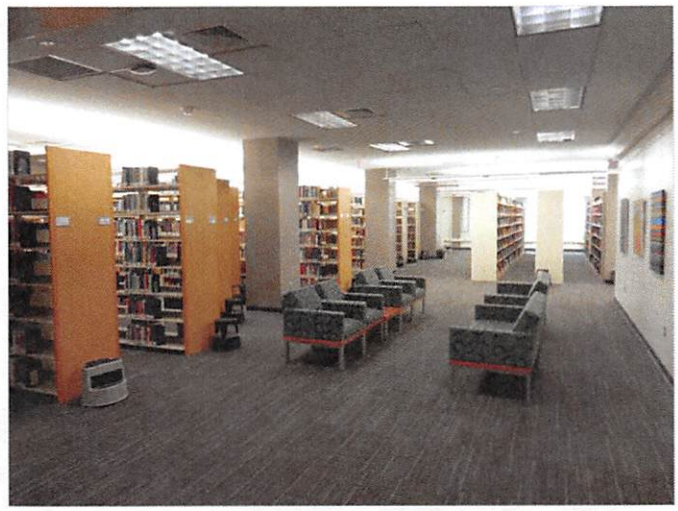
General Business Interruption Comments: BI is not included in this location. The campus has some flexibility and could relocate classes if needed, with the exception of the medical and dental classes that require the specific equipment.

SITE PHOTOS

Moody Learning Center (MLC)

Antennas on the roof of MLC

Mechanical penthouse (MLC)

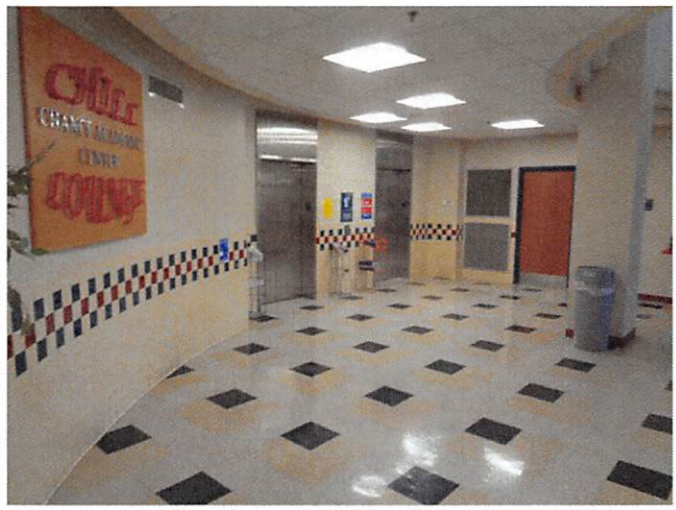


Library (MLC)

Chance Academic Center (CAC)

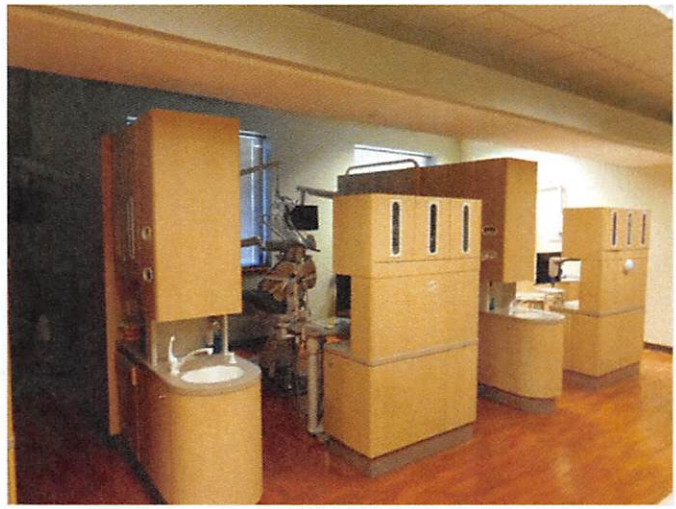
Room 032 ceiling tiles (CAC)

Laboratory (CAC)

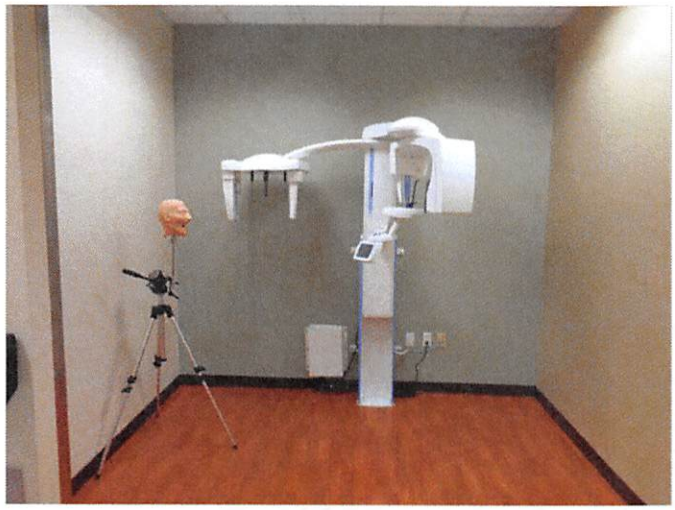


First floor (CAC)

Nursing & Allied Health Complex (NAHC)



Dental equipment (total 12 stations) (NAHC)

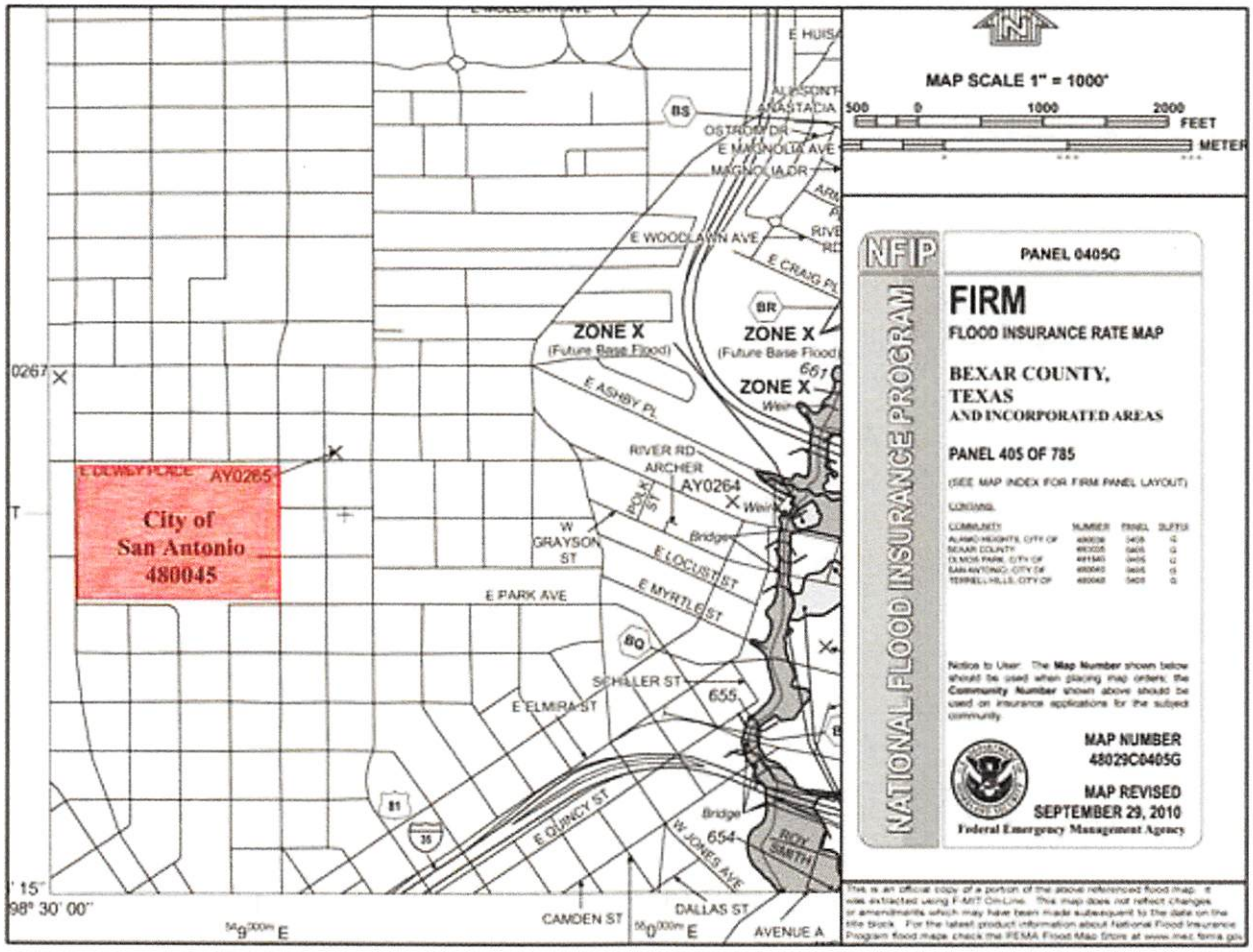


Dental Xray (NAHC)

Typical hallway (NAHC)

Mechanical room and fire pump room (NAHC)

FLOOD MAP


MAP SCALE 1" = 1000'
500 0 1000 2000
FEET
METER
NFIP
PANEL 0405G
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
BEXAR COUNTY, TEXAS
AND INCORPORATED AREAS
PANEL 405 OF 785
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
MAP NUMBER
48029C0405G
MAP REVISED
SEPTEMBER 29, 2010
Federal Emergency Management Agency
ZONE X
(Future Base Flood)
ZONE X
(Future Base Flood)
ZONE X
City of
San Antonio
480045
AY0265
AY0264
E WOODLAWN AVE
E CRAIG PL
E ASHBY PL
RIVER RD
ARCHER
W GRAYSON ST
E LOCUST ST
E MYRTLE ST
E PARK AVE
SCHILLER ST
E ELMIRA ST
E QUINCY ST
W JONES AVE
CAMDEN ST
DALLAS ST
AVENUE A
ROY SMITH
98° 30' 00"

SITE SKETCH

SAC CAMPUS MAP
ALAMO COLLEGES
SAN ANTONIO COLLEGE
VIA
Open parking
lot 1
lot 2
Temple Beth El
Ashby
KCH
Kuehler House
KH
ASHBY
ECSB
Ashby House Special Programs
lot 4
lot 5
lot 6
Longwith KIF Building
LRTF
lot 7
N
Courtland
lot 3
MMA
McAllister Fine Arts Center
MFA
lot 9
lot 8
lot 10
Visual Arts Center
VAC
Travis Early College High School at San Antonio College (San Antonio ISD)
CEA
W. Dewey
lot 11
lot 12
McCollum Hall
MCCH
FAC
Fletcher Administration Center
lot 13
Open parking
lot 14
Gonzales Hall
GH
Cortez Student Center
LSC
Bookstore
Hall Ave
MLC
Moody Learning Center
lot 16
lot 15
STIC
ECO
Millican R. Station Bus Center
San Pedro Ave.
Loop Road
lot 17
CG
Chemistry & Geology
Cunillar Physical Education Center
CPEC
Science Education Center
SEC
Central Plant
CAE
Center for Academic Enrichment
Chrisman Academic Center
CAC
Parking Garage
LDLC portables
Science Annex
SCA
W. Hyatt Ave
W. Hyatt
lot 20
lot 21
Rist Technical Center
NTC
Tennis Courts
lot 22
lot 19
lot 24
Campus Police
W. Park
Law Enforcement Annex
lot 25
LETX
LETC
Law Enforcement Training Center
OC
Sharon R. & Jason H. Openshaw Academic Center
Nursing & Allied Health Complex
NAHC
lot 23
lot 26
lot 27
Empowerment Center
EC
DWC
Tobin Lofts Apartments and Parking Garage
W. Evergreen
Emergency phones
Visitor parking
Parking for motorcycles
Faculty/staff parking
Disabled parking
For campus tours, contact Student Life at 210-486-0126.
Additional parking at Dewey & Ogden. alamo.edu/sac/map
Tobin Lofts @SAC
W. Laurel