AIG

Alamo Community College District

Date Visited: 11-Feb-16

Location Name: Applied Health, One Stop & CLR
Address: 1801 Martin Luther King Dr
San Antonio, TEXAS 78203-2027
United States

Commercial Property

Property Risk Improvement Report

Property Risk Improvement Report

LOCATION SURVEYED: Applied Health, One Stop & CLR
1801 Martin Luther King Dr
San Antonio, TEXAS 78203-2027
United States
29.415552 / -98.453620

FILE NUMBER: RFS-32039-2

DATE OF SURVEY: 11-Feb-16

PREVIOUS SURVEY: None

UNDERWRITER: Joshua Fletcher

RISK ENGINEER: Guillermo Hernandez

ACCOMPANIED BY:

NAME	TITLE
Roderick Brown	District Environmental Health/Safety Coordinator

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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.

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.

The location visited is a community college located in San Antonio, Texas. One building is included in this report: Applied Health, One Stop & CLR. All three areas are considered part of the same building. The area has 100% sprinkler protection. Building is relatively new. Housekeeping was noted to be good.

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.

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HUMAN ELEMENT RISK IMPROVEMENTS

16-02-01 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.

16-02-02 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.

Response:
Will consider implementing.

16-02-03 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.

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.

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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.

Applied Health, One Stop & CLR
1801 Martin Luther King Drive
San Antonio, TX 78203-2027

C.O.P.E. Report

(Construction, Occupancy, Protection, Exposure)

AIG

Alamo Community College District

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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.

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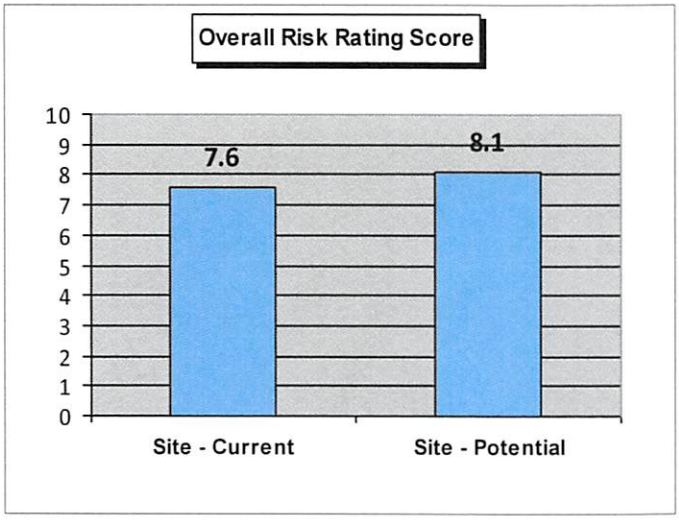
RISK RATING SUMMARY

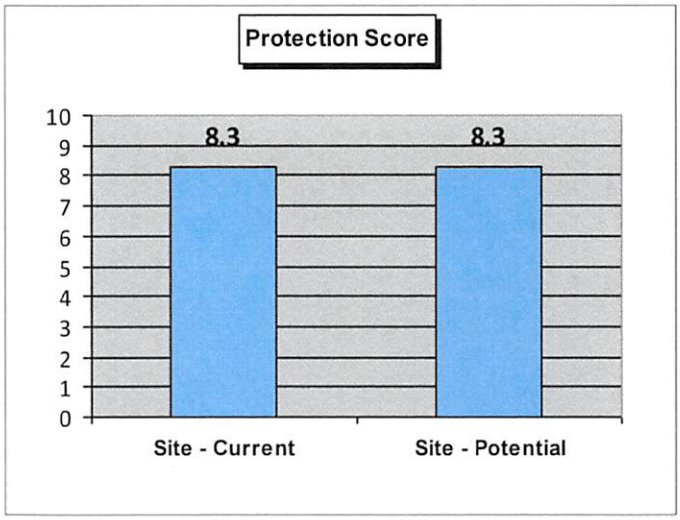
The following display provides a summary of the risk ratings for this location. The assessment is based on an engineering review of the findings at the time of the inspection. The ratings are assigned by the engineer against detailed guidance and methodologies that AIG provides to the engineer. A more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

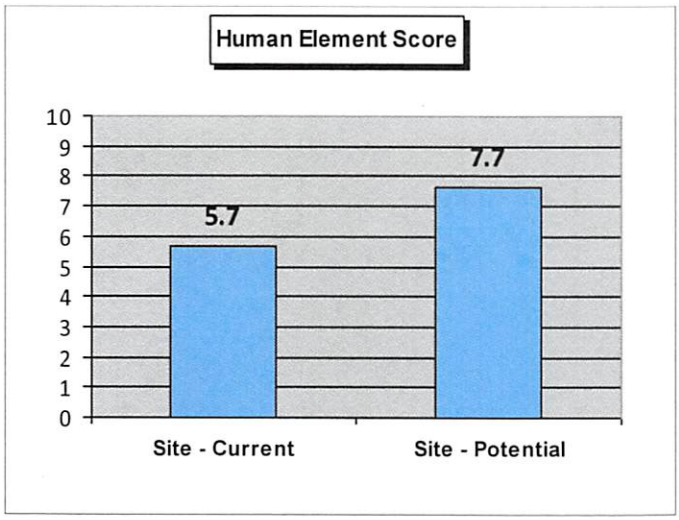
Element	Fire Resist.	FR / NC	NC / Mixed	Comb-Mod	Comb-High
Construction					
Element	**Negligible**	**Slight**	**Moderate**	**High**	**Severe**
Exposure					
Element	**Excellent**	**Good**	**Adequate**	**Nearly Adeq.**	**Inadequate**
Sprinklers					
Special Extinguishing Protection					
Fire Extinguishing 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					

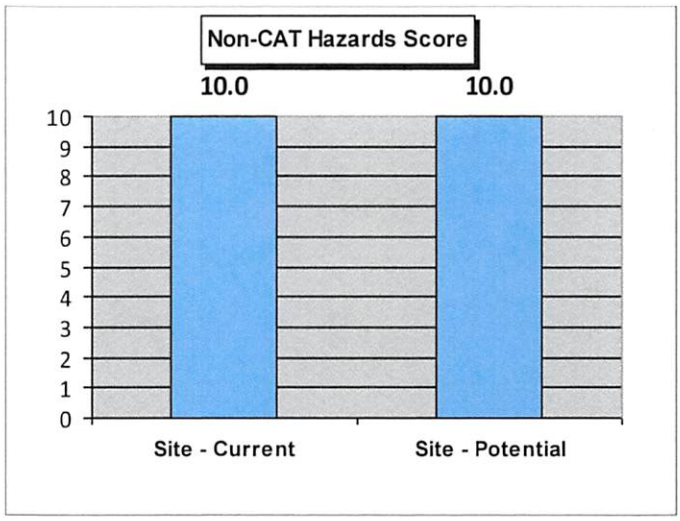
BENCHMARKING CHARTS

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

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OCCUPANCY AND PROCESS OVERVIEW

St. Phillips College MLK Campus has a total of twenty buildings plus three portable buildings. The areas included in this report are: Applied Health, One Stop & CLR. Although they are referred as three separate areas, for the purpose of this report they are considered one single building since they share internal walls and there is no space separation. The building has the following areas

Welcome Center (WEC)
Admissions, Advising, Assessment and Testing, Business Office (Bursar), Counseling, Financial Aid, International Student Services, Records and Registration, Veterans Affairs, Student Recruitment, Student Development

Center for Health Professions (CHP)
Health Information Systems, Histology Technology, Medical Laboratory Technician, Physical Therapy Assistant, Vision Care, Early Childhood Studies, Diagnostic Medical Sonography, Radiography Technology, Respiratory Care, Surgical Technology, Invasive Cardiovascular Technology, Dr. Frank Bryant, Jr., Human Patient Simulation Center and Nursing. Laboratories, Health Sciences Education, Nursing Education

Center for Learning Resources (CLR)
Archives, Library, Media Services

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					

Laboratories

Deficiencies - No

Building: Applied Health, One Stop & CLR

There are laboratories throughout the Center for Health Professions three floors. The laboratories are for biology and microbiology among other areas. There are some laboratories on the first floor with x-rays and some with sonograms. The equipment is located is several rooms with several partitions that would contain smoke damage in case of fire.

Electrical

Deficiencies - No

Building: Applied Health, One Stop & CLR

Electricity is delivered to the building via underground to a pad mounted transformed located at the south of the building. CPS is the utility supplier and owner of the transformer. There is one emergency generator designed to supply power for emergency lights, power for the fire pump, and evacuation power.

Library

Deficiencies - No

Building: Applied Health, One Stop & CLR

Location: Center for Learning Resources

Storage Arrangement: Shelves	Pred. Commodity Class: Class II
Storage Height: 8 ft	Ceiling Height: 15 ft

There is a library at the Center for Learning Resources (CLR). The library has interconnected floors at level 2 and 3. Most of the library is open space. The exterior of this building has a glass curtain. The total library area is approximately 40,000 sq.ft. 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. Although a fire in this area is expected to be controlled by the sprinkler system, smoke damage can be extensive due to the large open area.

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
Applied Health, One Stop & CLR	2008	0	54	0.0	0.0	0.0	0.0	217.3	0.0	0.0	0.0
Total Site Area	**217,265**		**Subtotals:**	**0.0**	**0.0**	**0.0**	**0.0**	**217.3**	**0.0**	**0.0**	**0.0**
% Total Area	**100%**		**% Subtotals:**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**100.0%**	**0.0%**	**0.0%**	**0.0%**

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:

The building has three levels. The exterior walls are covered with bricks and windows. The area of the CLR has a glass curtain wall system. The roof is a built-up roof over steel deck with rigid insulation board covered with modified bitumen. The building construction is classified as ISO4B.

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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
Applied Health, One Stop & CLR	217	100%	100%	0%	100%	
% Totals		**100.0%**	**100.0%**	**0.0%**	**100%**	

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

Fire Sprinkler System(s) Data

Syst. No.	Area Protected	Existing Design (gpm/ft2/ft2) or (heads/psi)	Required Design (gpm/ft2/ft2) or (heads/psi)	Existing Base of Riser Demand		Sprinkler Temp. (°F) + K - factor	Hose (gpm)	Adequacy of Protection
				Flow (gpm)	Pressure (psi)			
1	1st floor area C	0.1/922.5	0.1/1050	349.84	107.12	155 F / 5.6 K	100	Adequate
2	3rd floor area C	0.10/1500	0.10/1500	546.23	136.55	155 F / 5.6 K	100	Adequate
3	3rd floor area C	0.20/1500	0.20/1500	714.96	144.33	286 F / 8 K	250	Adequate

Definitions: Adequate = 100% of required sprinkler design hose. Nearly Adequate = 90% of required sprinkler design and no hose. Inadequate = less than 90% of required sprinkler design and no hose. Duration requirements must be met or rating is inadequate. For ESFR nearly adequate is defined as full sprinkler design with NO HOSE.

Automatic Sprinklers

The building has 100% sprinkler protection. There are sprinklers at the walls and also at the glass curtain, The sprinkler system was installed in 12/05/08 by SimplexGrinnell. The protection was designed for light hazard occupancy and ordinary group 2 occupancy (mechanical rooms) according to NFPA 13. The protection is considered good.

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 are two full time fire stations less than 2 miles away of the property.

Station 9:
649 Delmar Street - 0.7 miles, 2 minutes travel time
Equipment: Engine 9, Ladder 9, Medic 9, Squad 9, and Battalion 6

Station 3:
1425 E. Commerce St. - 1.6 miles, 5 minutes travel time
Equipment: Engine 3

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 9
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. There is an 8-inch water main running on Walters Street. The sprinkler system is supported by an electric fire pump. The water supply is considered adequate since there is one fire pump.

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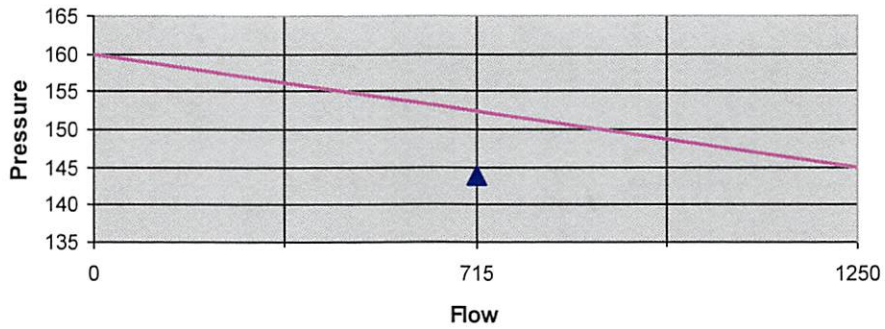
Hydrant Flow Test Data							
Date	By	Source Tested	Flow Location	Gauge Location	Test Data		
					Flow (gpm)	Static Pressure (psi)	Residual Pressure (psi)
19-Dec-15	tyco	Gridded Municipal	Pump	Pump	1250	160.0	145.0

Source Tested Gridded Municipal **Date of Test** 12/19/2015

Pressure Units
psi



Flow Units
gpm

Hydrant Flow Test Comments:

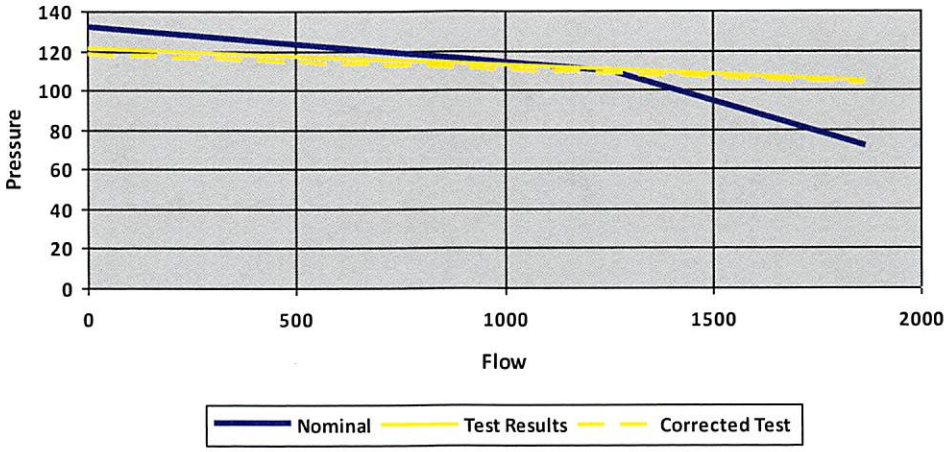
The water supply graph data is taken from the fire pump discharge values. The graph shows that the fire pump is able to provide more than 100% of the most demanding system requirements.

Fire Pump Data					
Pump Name	Pump Driver Type	Nameplate Data			Suction Source
		Rated Flow (gpm)	Rated Press. (psi)	Rated Speed (rpm)	
Pump	Electrical Motor	1250	110.0	1770	Gridded Municipal

Fire Pump Test Data										
Pump	Date Tested	Tested By	Test Data					Corrected Data		Rating
			Flow (gpm)	Speed (rpm)	Suction Press. (psi)	Discharge Press. (psi)	Net Press. (psi)	Flow (gpm)	Net Press. (psi)	
Pump	19-Dec-15	tyco	0	1794	38.0	160.0	122.0	0	118.8	Good
Pump	19-Dec-15	tyco	1254	1784	34.0	145.0	111.0	1240	109.3	Good
Pump	19-Dec-15	tyco	1867	1780	30.0	135.0	105.0	1860	103.8	Excellent
Electric pumps connected to emergency generator?						Yes				

Pump Name Pump **Date of Test** 12/19/2015

Pressure Units
psi



Flow Units
gpm

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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. Location keeps records of inspections. Annual fire pump test was provided for reference.

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 16-02-01 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 16-02-02 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 good at the building. All electrical and mechanical rooms were free of any type of storage.

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 16-02-03 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. Since most classes at the Center for Health Professionals require specialized equipment, classes might need to be rescheduled or cancelled for the rest of the semester.

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 48029C0415G, dated 29-Sep-10. The closest flood zone is located 5,000 feet from the property.

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.

- Perimeter Flashing Securement found to be adequate.
- Roof Top Equipment Securement found to be adequate.
- Roof Covering Condition found to be adequate.
- Windows & Building Cladding found to be adequate.

Earthquake Exposure:

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

Hailstorm Exposure:

MRE Zone 5 for hail exposure. Roof was in good condition.

Other CAT Perils:

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

EXTERNAL EXPOSURES

Element	Negligible	Slight	Moderate	High	Severe
Exposure					

Northen Exposure Parking lot for 500 feet.

Southern Exposure Health and Fitness Center located 70 feet south of Welcome Center. Separation needed to prevent fire spread between buildings assuming a delayed fire response in an university campus is 25 feet. No exposure.

Eastern Exposure Residential units located 85 feet east of the CHP. No exposure.

Western Exposure Science building located 25 feet west of the CLR. Separation needed to prevent fire spread between buildings assuming a delayed fire response in an university campus is 25 feet. Access is provided from both sides of the building. Fire spread is not expected with a delayed fire response.

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 837 (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 525 (35 or more times the national average) for Arson and 662 (5 or more times the national average) for Aggregate Crimes Against Property. Campus security help reduce the exposure to moderate.

Vehicle Damage There are 23 parking lots around the campus.

Smoke Damage Library area of CLR is considered a single smoke area since levels 2 and 3 are interconnected and there are no physical barriers that would reduce smoke damage area.

Liquid Damage Medical equipment and books susceptible to water damage.

Loss history: None.

BUSINESS INTERRUPTION FEATURES

General Business Interruption Comments: Business Interruption not included in this property. Since the location is a building for medical education with some specialized equipment, classes and activities might not be able to be rescheduled somewhere else.

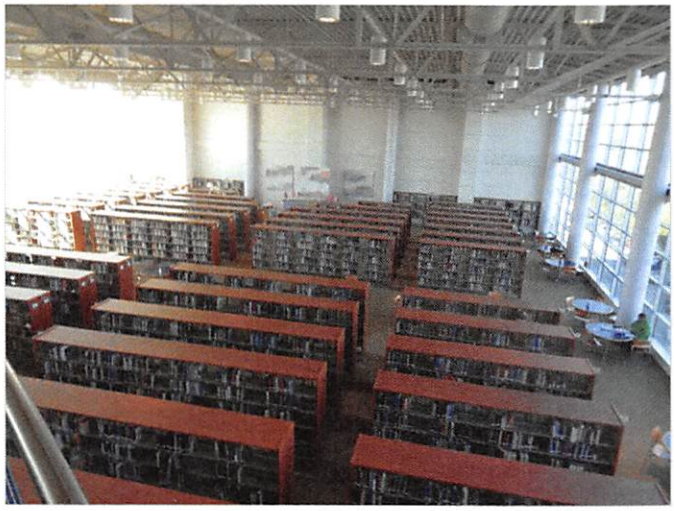
SITE PHOTOS

Fire pump

x-ray room

Mechanical room

Roof view



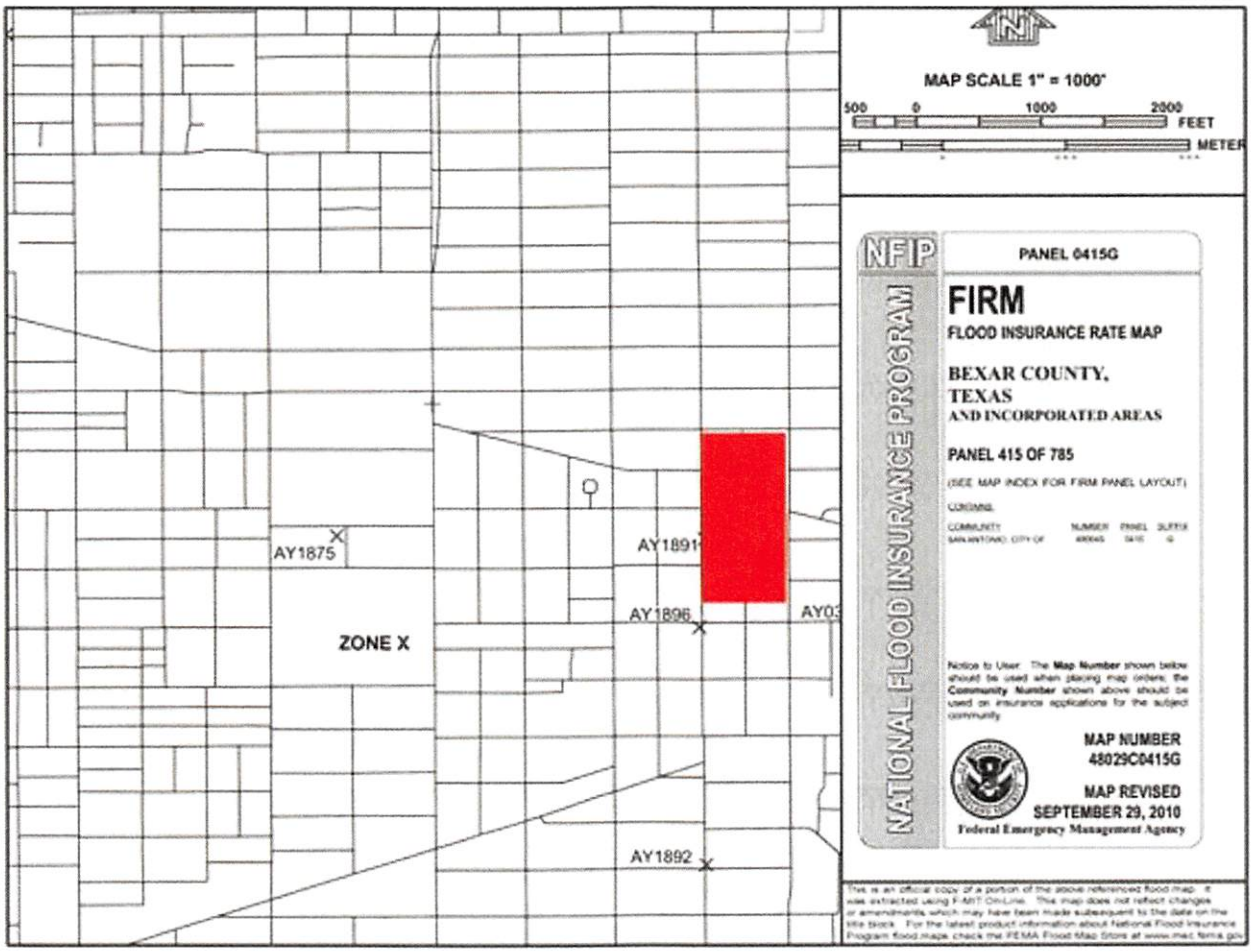
Library 2nd floor

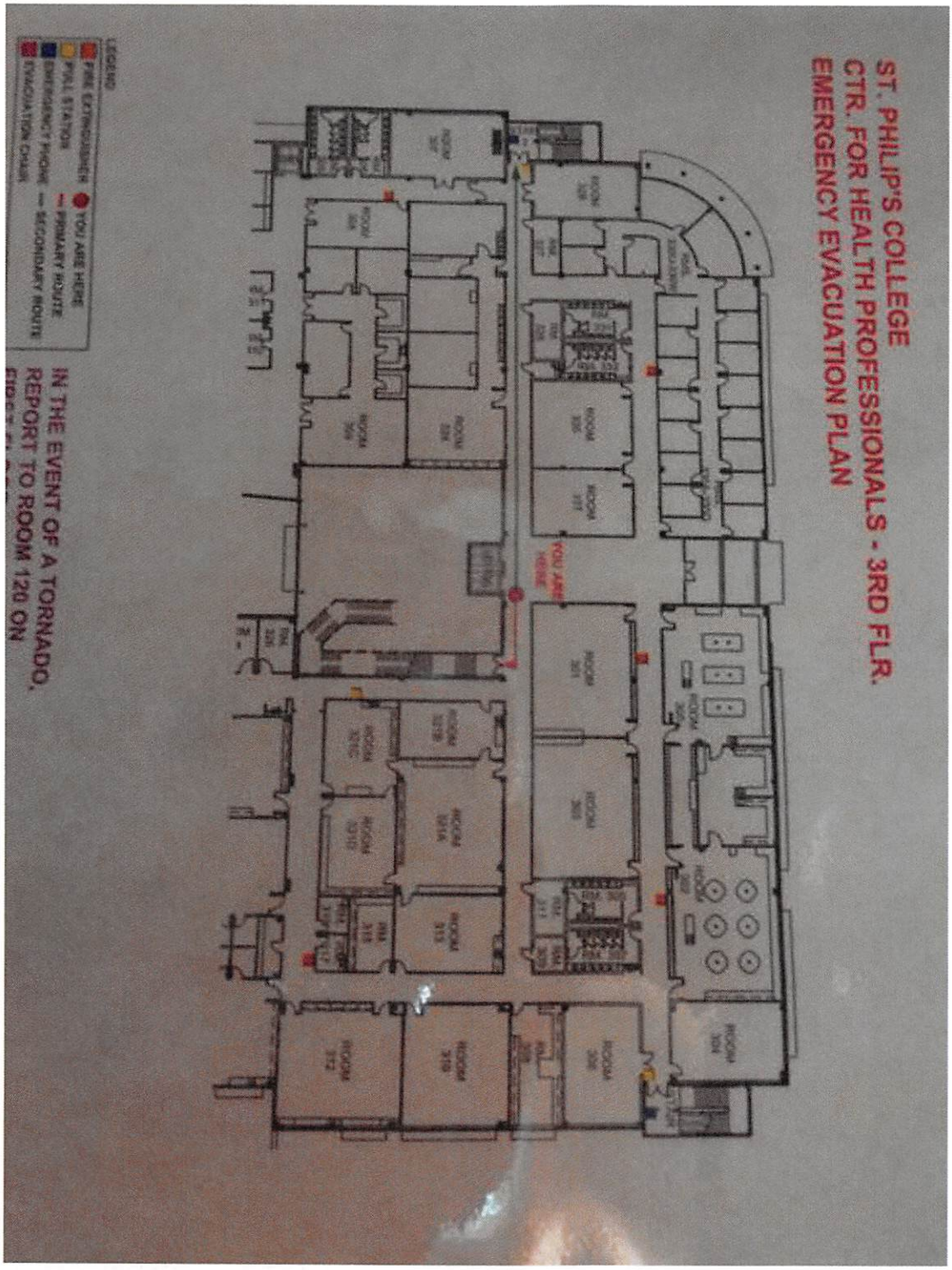
Library 3rd floor

Sprinklers on both sides of the glass

Roof with metal deck

FLOOD MAP


MAP SCALE 1" = 1000'
500
0
1000
2000
FEET
METER
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0415G
FIRM
FLOOD INSURANCE RATE MAP
BEXAR COUNTY, TEXAS
AND INCORPORATED AREAS
PANEL 415 OF 785
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
MAP NUMBER
48029C0415G
MAP REVISED
SEPTEMBER 29, 2010
Federal Emergency Management Agency
AY1875
AY1891
AY1896
AY1892
ZONE X

AIG

SITE SKETCH