Alamo Community College District

Northwest Vista College
3535 North Ellison Drive
San Antonio, Texas, United States, 78251-4217

Prop All Risk - Initial
Date Visited 07-Mar-2017

Commercial Property

COPE

COPE

RFS ID / Location ID:	59788 - 4 /624109
Engineer :	Wesson Bridget
AIG Writing Office :	LEX DIVISION TWO
Insured :	Alamo Community College District
Location Address :	3535 North Ellison Drive San Antonio, Texas, United States, 78251-4217
Latitude :	29.468998
Longitude :	-98.705629
Website :	http://www.alamo.edu/nvc/
Class of Risk :	General*
Site Contacts :	Mike Legg – Director, Enterprise Risk Management at Alamo Colleges
Other Attendees :	Richard DeMouy – Risk Management Coordinator for Northwest Vista College Anthony Quintanilla – Building Maintenance Foreman at Alamo Colleges Bernard Zertuche – Superintendent of Facilities at Alamo Colleges

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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 Resistive	Non Combustible	Mixed	Combustible Moderate	Combustible High
Construction					
Element	**Negligible**	**Slight**	**Moderate**	**High**	**Severe**
Exposure					
Element	**Excellent**	**Good**	**Adequate**	**Nearly Adequate**	**Inadequate**
Water Supply					
Automatic Fire Detection					
Security					
Public Fire Department					
Fire Extinguishing Appliances/Hosereels					
Special Extinguishing Protection					
Sprinklers					
Occupancy Specific Hazards and Activities	**Not Present / No Deficiencies**	**Slight**	**Low**	**Moderate**	**Severe**
Commercial Cooking					
Aerosols					
Electrical					
Explosive Dusts					
Fired Process Equipment					
Flammable Gases - Storage, Transfer, Use					
Flammable Liquids - Storage, Transfer, Use					
Heating, Ventilation, Air Cond & Refrigeration					
Hydraulic Equipment					
Storage					

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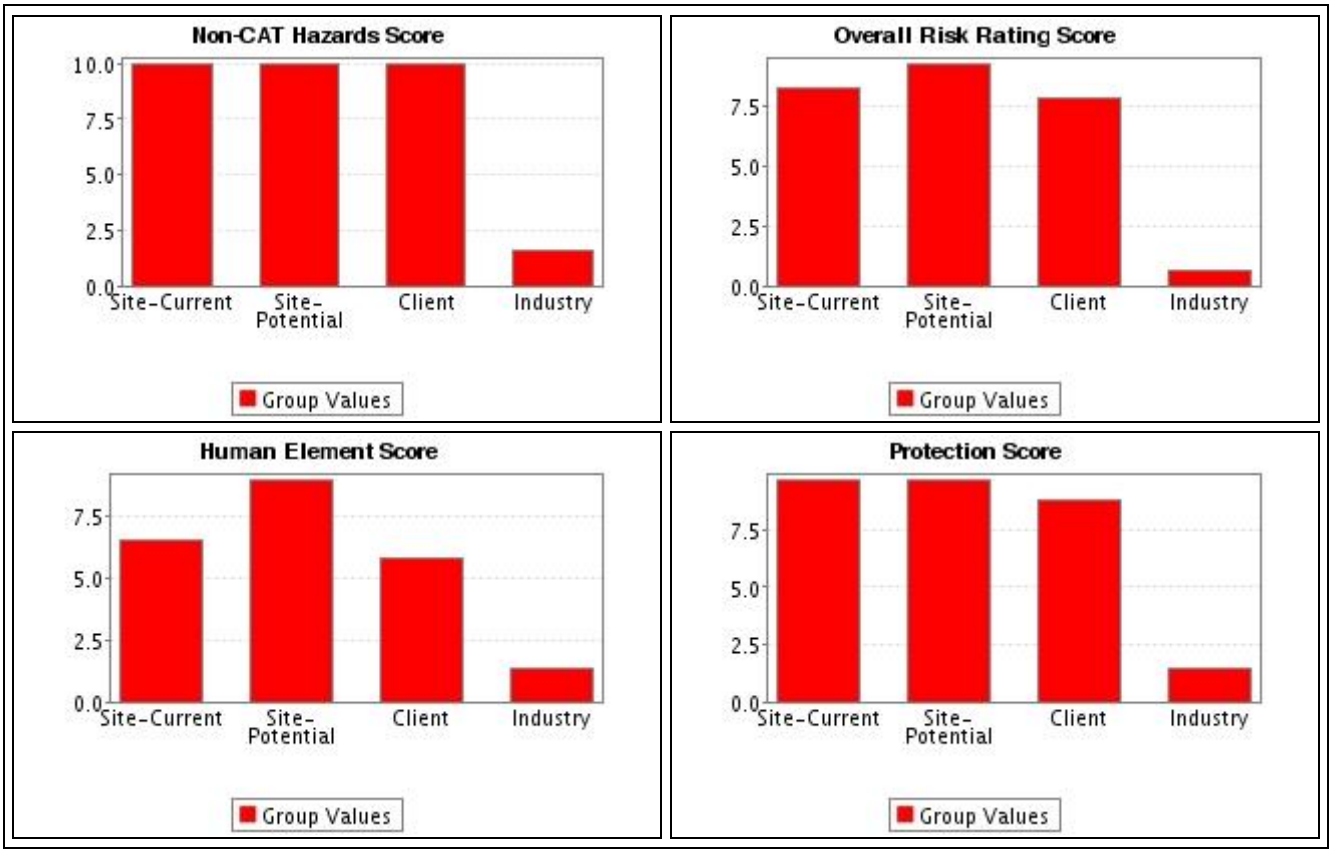
BENCHMARKING CHARTS

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.



Poor	Substandard	Standard	Good	Superior
0-3.5	3.6-5	5.1-6.9	7-8.4	8.5-10

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OCCUPANCY AND PROCESS OVERVIEW

Northwest Vista College is one of five public community colleges within the Alamo Colleges in San Antonio, Texas, USA. More than 17,000 students attend Northwest Vista College in each of the fall and spring semesters. Classes are offered from early morning until late in the evening. Students have the option to take 16-week (traditional college semester) courses or eight week courses. Northwest Vista College offers open admission, and on average, classes have about 24 students. Northwest Vista College officially opened in the fall of 1995 as one of the newest additions to the Alamo Community College District.

There are 11 buildings in total on site. Four buildings were surveyed during this 2017 site survey. These buildings are described as follows:

Mexican Persimmon Physical Plant is where the facility management offices are located. This building also houses the 1000 ton cooling tower that feeds the cold water to the campus HVAC units.

Live Oak Hall is mainly a science building with classrooms. There is also a meeting area at the entry to this building where new students can enroll.

Cypress Campus Center is where the campus cafeteria is located. This is the main meeting area/study area for campus students.

Palmetto Theatre and Fine Arts Center is where the art classes are located. This building also houses the campus theatre.

HAZARDS

Occupancy Specific Hazards and Activities	Not Present / No Deficiencies	Slight	Low	Moderate	Severe
Commercial Cooking					
Aerosols					
Electrical					
Explosive Dusts					
Fired Process Equipment					
Flammable Gases - Storage, Transfer, Use					
Flammable Liquids - Storage, Transfer, Use					
Heating, Ventilation, Air Cond & Refrigeration					
Hydraulic Equipment					
Storage					

Heating, Ventilation, Air Cond & Refrigeration

There is one 1000 ton cooling tower in the Mexican Persimmon Physical Plant. This cooling tower provides the cool water for the HVAC units located throughout the 11 buildings on campus. This cooling tower has one redundancy, a 1750 ton cooling tower located in the Texas Persimmon Physical Plant located on the other site of campus. There were no deficiencies noted for this cooling tower at the time of site visit.

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Electrical

CPS Energy, a local energy provider, provides all of the power to this site via one direct feed. There are no redundant electricity feeds to this site. There are 35,000 volts entering the site into large city owned transformers which are then transferred to Alamo College owned 480 volts pad mounted transformers. These client owned transformers have had oil testing in December of 2016. There were no major deficiencies noted in these 2016 oil tests. In general, there are no deficiencies noted with the electrical system for this campus.

Cooking
Deficiency - No
Hazard Category: Commercial Cooking
Building: Northwest Vista College
Location: Cypress Campus Center
This location has one commercial cooking area in the kitchen of the Cypress Campus Center. This kitchen provides food for the students and staff. Kitchen hoods and exhaust ducts are provided with UL300 compliant single shot wet chemical extinguishing systems. These wet chemical extinguishing systems are inspected on a semi-annual basis. The systems are maintained to NFPA 17A- Standard for Wet Chemical Extinguishing Systems. All cooking equipment gas lines are equipped with an emergency shut off valve. Type K fire extinguishers are provided adjacent to cooking operations in kitchen areas. All hoods and filters were found to be very clean at the time of this visit. The hood and duct systems are maintained to NFPA 96- Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations.

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CONSTRUCTION

Construction Information											
Building Name	Year Built	# Floors	Roof Ht (ft)	Construction (1000 sq.ft.)							
				ISO1/ D	ISO2/ C	ISO3/ B	ISO3CMD/ C	ISO4/ B	ISO4CMD/ C	MFRISO5/ A	FRISO6/ AA
Northwest Vista College	1996	3	66	0.00	0.00	17.10	0.00	203.10	0.00	0.00	0.00
Total Site Area	**220,200.00**		**Subtotals**	**0.00**	**0.00**	**17.10**	**0.00**	**203.10**	**0.00**	**0.00**	**0.00**
% Total Area	**100%**		**% Subtotals**	**0.0 %**	**0.0 %**	**7.8 %**	**0.0 %**	**92.2 %**	**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

Live Oak Hall is a three story building that totals 85,848 square feet. Built in 2008, this building is a steel frame structure with a noncombustible metal deck roof. The building is supported by exterior masonry bricks; therefore the building is classified as 100% ISO 4 B construction. The roof is original to the date of construction, and it is a modified bitumen roof adhered to noncombustible insulation over a metal deck.

Cypress Campus Center is a two story building that totals 56,814 square feet. This building was constructed in 2009 and is classified as 100% ISO 4 B construction. The steel structure is supported by a masonry exterior, and the roof (which is original to the 2009 construction date) is modified bitumen adhered to noncombustible insulation over a metal deck.

Mexican Persimmon Physical Plant is a 17,058 square foot structure that was built in 2009. The building is all metal structural steel roofs and walls. There are some masonry bricks supporting the structure on one side of the building, however the building it classified as 100% ISO 3 B noncombustible due to the majority metal structure. The roof is a pre-engineered standing seam roof which is original to the 2009 construction date.

Palmetto Theatre and Fine Arts Center is a 60,464 square foot building constructed in 2008. This building is a steel frame structure with a noncombustible metal deck roof. The building is supported by exterior masonry bricks; therefore the building is classified as 100% ISO 4 B construction. At some places, the exterior walls have an additional metal panel placed over the masonry bricks for ascetics. The roof is original to the date of construction, and it is a modified bitumen roof adhered to noncombustible insulation over a metal deck.

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PROTECTION

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

General Protection Information						
Building Name	Floor Area (1000 sq.ft.)	%AS	% Adeq AS	% ASN	% Detection	Remarks
Northwest Vista College	220.2	100	100	0	100	There is 100% automatic sprinkler protection in each of the four buildings visited during the 2017 site survey (Live Oak Hall, Cypress Campus Center, Mexican Persimmon Physical Plant, and the Palmetto Theatre and Fine Arts Center).
% Totals		100 %	100 %	0 %	100%	

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

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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 BOR Flow W/o hose (gpm)**	**Adjusted BOR Pressure (PSI)**	**Sprinkler Temp. (Fahrenheit)**	**Hose (gpm)**	**Adequacy of Protection**
1	Mexican Persimmon Physical Plant	0.20/945	0.15/1500	243	56.4	155/5.6	250	Adequate
2	Mexican Persimmon Physical Plant, Outside Area	0.20/1950	0.15/1500	420.7	46.9	155/5.6	250	Adequate
3	Palmetto Theatre and Fine Arts Center	0.15/1950	0.15/1500	448.4	57.6	155/5.6	250	Adequate
4	Palmetto Theatre and Fine Arts Center	0.10/1500	0.10/1500	330.2	44.9	155/5.6	100	Adequate
5	Palmetto Theatre and Fine Arts Center	0.30/2500	0.30/2500	813.7	42.4	155/5.6	250	Adequate
6	Cypress Campus Center	0.15/1500	0.15/1500			155/5.6		Adequate
7	Live Oak Hall	0.10/945	0.10/900	226	59	155/5.6	100	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.

Fire Extinguishing Appliances/Hosereels

An adequate number of dry chemical, ABC fire extinguishers are provided throughout the four buildings surveyed. These extinguishers are inspected annually by a third party contractor.

Special Extinguishing Protection

Wet chemical extinguishing systems which provide protection for hoods, ducts and cooking surfaces in the kitchen area of Cypress Campus Center are inspected semi-annually by an outside contractor. These systems are maintained to NFPA 17A Standard for Wet Chemical Extinguishing Systems.

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Sprinklers

There is 100% automatic sprinkler protection throughout the four buildings surveyed on site. These campus buildings are considered a light and ordinary hazard occupancy, and the automatic sprinkler protection systems in place are sufficient for this occupancy. These systems were installed in accordance with NFPA 13: Standard for the Installation of Sprinkler Systems 2016 Edition.

Public Fire Department

The San Antonio Fire Department Station 45 is located 1.52 miles from this site. This is a career fire department.

The Northwest Volunteer Fire Department is 4.52 miles away from the site.

The San Antonio Fire Department Station 44 is located 5.26 miles away from the site. This is a career fire department.

The Public Protection Class at Risk is 2.

WATER SUPPLY

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Water Supply					

Water Supply, Water Mains, and Fire Hydrants

This site is located off of the main road, North Ellison Drive, in San Antonio, Texas. The water supply consists of gridded municipal public water mains which are 6 inches in diameter at the base of the automatic sprinkler risers. There was no hydrant flow test information made available from the client or the city. A recommendation has been made in the Risk Improvement report associated with this site visit to acquire water supply information for this site and send this information to the appropriate account engineer.

Hydrant Flow Test Comments

The site hydrants were visually inspected during the site survey, and they appeared to be accessible and in good condition. These hydrants are maintained by the City of San Antonio, Texas.

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SUPERVISION

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Security					
Automatic Fire Detection					

Alarm and Security Details						
Signaling Services	☐ None	☐ Central Station Monitored Line? Yes	☑ Remote Station		☐ Proprietary Station	☐ Local Alarms
Fire Protection Alarm Type		☑ Water flow	☑ 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	12	% Plant Covered	100	Security Rounds	Recorded
		☐ Security Located At Building Entrance			☐ Site is Fenced	
Security Alarms	☐ None	☑ CCTV	☐ Ext Movement	☐ Int. Movmnt	☐ Vibration	☐ Break Glass
		☐ Door Contact	☐ Infrared Beam	☐ Foil Tape	☐ Microphone	☐ Fence Cabling
Other Alarms ☐	Describe :					
AS Valves Locked Partially	Remarks :The risers are located in locked rooms.					

Security

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.

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.

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Automatic Fire Detection

There is 100% automatic fire detection throughout the four buildings surveyed on site (Live Oak Hall, Cypress Campus Center, Mexican Persimmon Physical Plant, and the Palmetto Theatre and Fine Arts Center). The fire alarm system is monitored by a remote station located at the Alamo College Police Department dispatch off site. Facility Management staff also get notification of alarms to mobile devices.

MANAGEMENT PROGRAMS

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

Housekeeping

Housekeeping was adequate at this facility at the time of the visit.

Management Interest

Local management is aware of their exposures. They are willing to evaluate all recommendations for possible completion.

Self-Inspection Program

All self-inspection activities are contracted to Simplex. The company goes every month to the location to perform testing and inspection of the sprinkler systems. Tags on risers displayed monthly frequency.

Smoking

There is no smoking on site.

Contractor Management

There is a district level contractor management program that is used to filter any contractor used at Northwest Vista College.

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Emergency Organization & Planning

The Emergency Plans in place for Alamo Community College District are general for the district as well as site specific. The plan was presented at the time of site visit, and no recommendations were made on the plan.

Hot Work Permit

There is no Hot Work Permit in place for the site or district. The AIG Hot Work Permit Program was presented at this site visit, and the client was very receptive to the idea of this program. There is a recommendation in the Risk Improvement Report to incorporate the AIG Hot Work Permit Program into the site management programs. This AIG Hot Work Permit Program can also be incorporated at the district level.

Impairment Procedures

There is no Impairment Procedure Program at this site. The AIG Impairment Procedure Program was presented at this site visit, and the client was receptive to implementing this program. A recommendation was been included in the Risk Improvement Report associated with this site visit to utilize the AIG Impairment Procedure Program.

Planned Preventative Maintenance

The campus uses Maximo, which is an enterprise asset management software that allows for 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. Facility Management has intentions of performing infrared scans in major electrical equipment as soon as possible. Equipment for IR scanning has been bought. IR scanning is stated to commence before the end of 2017.

Site Level Business Continuity Planning

Most of the classes offered at this building are unique to the college district. In case of damage to any of the areas, classes might need to get cancelled for the rest of the semester or year. A more in depth BC plan is being created by the district at this time.

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NATURAL CATASTROPHE EXPOSURES

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

Earthquake Exposure

The Earthquake Zone is Zone 0 per the Munich Re NATHAN maps.

Flood Exposure

The property lies in an unshaded flood zone X per the FEMA flood map Panel Number 48029C0355G, dated 9/29/2010. This site is located in an area of minimal flood exposure. There has been no flooding reported at this site since its conception in 1995. There is a manmade lake in the center of the site (see campus map). Although the construction drawings did not include a rain fall level for the lake, the culverts between the manmade lake and Slick Ranch Creek appeared to be well-maintained and capable of draining sufficiently during heavy rainfall.

Storm Surge Exposure

The Storm Surge / Coastal Flooding exposure for this location is considered to be No Hazard.

Windstorm Exposure

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

The Extratropical Storm Zone is No Hazard 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.

Hailstorm Exposure

This site is located in a MunichRe Hail Zone 5. The hail rating of the roof covering is unknown.

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EXTERNAL EXPOSURES

Element	Negligible	Slight	Moderate	High	Severe
Exposure					

Internal Exposure

Not Exposed

External Exposure (North)

There is a Wells Fargo call center located 600 feet north of the campus. There is no exposure.

External Exposure (South)

There is a Takata Seatbelt manufacturer located 550 feet south of the campus. There is no exposure.

External Exposure (West)

Not Exposed

External Exposure (East)

Not Exposed

Yard Storage

Not Exposed

Other Exposure

Not Exposed

OTHER PERILS

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

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Burglary and Theft Exposure

There is a moderate exposure to theft as this school is accessible by 17,000 students daily. The security measures in place are considered sufficient.

Vandalism / Malicious Mischief Exposure

Due to the high volume of students entering this site, there is a slight exposure to vandalism and property damage. The security measures in place are considered sufficient.

Vehicle Damage Exposure

There is a slight exposure to damage to the buildings due to vehicles driving on the campus.

Smoke Damage Exposure

There is a slight exposure to smoke damage to the buildings in the event of a fire.

Liquid Damage Exposure

There is a slight exposure to damage due to water.

Site Loss History

In 2014, a soccer ball knocked off the sprinkler head in the gym (along with its metal cage), causing water damage to the wood floor. There was a claim filed for $120,000.

BUSINESS INTERRUPTION FEATURES

General BI Comments

There is no BI coverage for this location.

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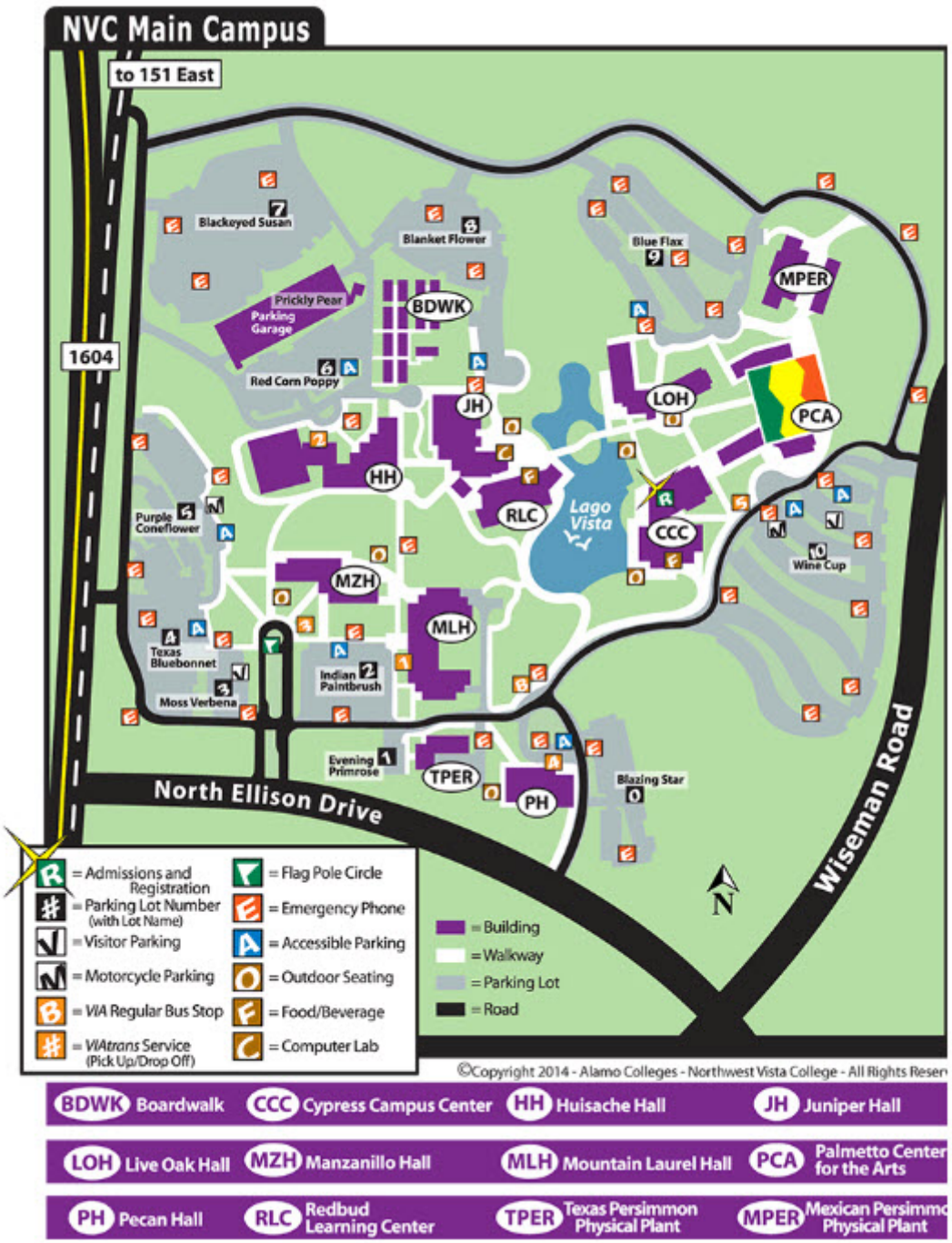
SITE SKETCHES



Campus Map

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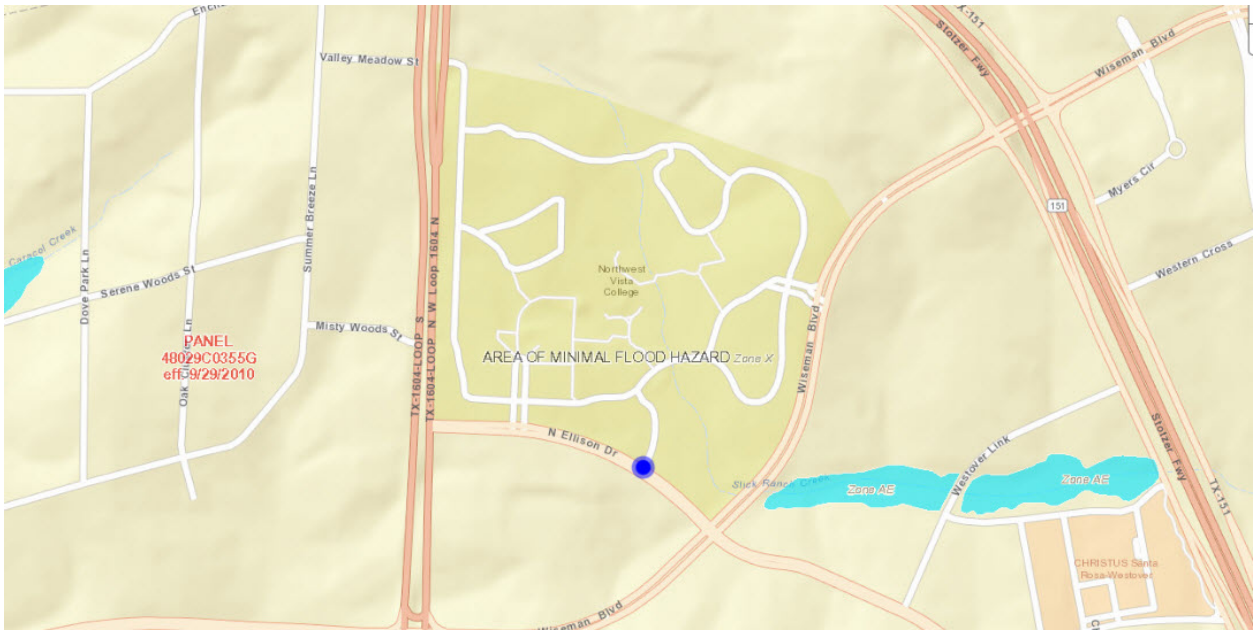

US FEMA Flood Map

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