Alamo Community College District

Palo Alto College

1400 W Villaret Blvd
San Antonio, Texas, United States, 78224-2417

Property All Risk - Initial

Date Visited 31-Jan-2017

Commercial Property

COPE

COPE

RFS ID / Location ID:	59788 - 1 /624106
Engineer :	Wall, Mitchell
AIG Writing Office :	LEX DIVISION TWO
Location Address :	1400 W Villaret Blvd San Antonio, Texas, United States, 78224-2417
Latitude :	29.323238
Longitude :	-98.543022
Website :	www.alamo.edu/pac/
Class of Risk :	General*
Site Contacts :	Mike Legg, Director Enterprise Risk Management, mlegg2@alamo.edu Sergio Rivera, Superintendent, srivera@alamo.edu

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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					
Fire Extinguishing Appliances/Hosereels					
Public Fire Department					
Special Extinguishing Protection					
Sprinklers					
Contractor Management					
Emergency Organization & Planning					
Hot Work Permit					
Housekeeping					
Impairment Procedures					
Management Interest					
Planned Preventative Maintenance					
Self-Inspection Program					
Site Level Business Continuity Planning					
Smoking					
Occupancy Specific Hazards and Activities	**Not Present / No Deficiencies**	**Slight**	**Low**	**Moderate**	**Severe**
Commercial Cooking					
Electrical					
Fired Process Equipment					
Flammable Gases - Storage, Transfer, Use					
Flammable Liquids - Storage, Transfer, Use					
Heating, Ventilation, Air Cond & Refrigeration					
High Valued Equipment					
High Valued Materials					
Laboratories					
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

Palo Alto College, established in 1983, is one of five public community colleges in the Alamo Community College District. A variety of associate degrees and continuing education opportunities are offered to the surrounding communities, and more than 8,000 students are served each semester. The six buildings below were surveyed as part of this initial survey.

Ozuna Library Center (Building O / Building 22), contains the library, computer labs, and meeting spaces.

College Student Center (Building G / Building 16), contains the book store and meeting spaces

Executive Offices (Building H / Building 15), consists mostly of administrative offices.

Central Plant (Building M / Building 17), contains electrical switchgear, boilers, and external cooling towers.

Chiller Building (Building 18), houses the chillers which provide cooling to for campus HVAC systems.

Performing Arts Center (Building 23), houses an auditorium, rehearsal hall, and recording studio.

HAZARDS

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

Heating, Ventilation, Air Cond & Refrigeration

Three package type cooling towers located immediately west and east of the Central Plant provide cooling for campus HVAC systems. Two of these cooling towers are two-cell units and the third is a one-cell unit.

Electrical

Power is provided by a single 35 kilovolt feed from CPS Energy, the local utility. From the connection to the overhead service at the corner of Concepcion and San Jose at the southern perimeter of campus this feed runs underground to switchgear in the Central Plant. Five diesel generators, each with 100 gallon belly tanks, provide emergency power during outages.

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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
Palo Alto College	1997	2	50	0.00	0.00	9.50	0.00	156.90	0.00	0.00	0.00
Total Site Area	**166,400.00**		**Subtotals**	**0.00**	**0.00**	**9.50**	**0.00**	**156.90**	**0.00**	**0.00**	**0.00**
% Total Area	**100%**		**% Subtotals**	**0.0 %**	**0.0 %**	**5.7 %**	**0.0 %**	**94.3 %**	**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

Six buildings were surveyed as part of this initial survey. Construction for these buildings is a mix of ISO 3B and ISO 4B with roof areas consisting of either modified bitumen over noncombustible insulation on steel deck or standing seam metal panel roofing.

Ozuna Library Center (Building O / Building 22), is two stories and approximately 50 ft. tall. Built in 1997, this ISO 4B building totals 75,830 sq. ft. and has a standing seam metal panel roof.

College Student Center (Building G / Building 16), is one story and approximately 25 ft. tall. Built in 1987, this ISO 4B building totals 22,243 sq. ft. and has modified bitumen over noncombustible insulation on steel deck roof areas as well as limited areas of standing seam metal panel roofing.

Executive Offices (Building H / Building 15), is one story and approximately 25 ft. tall. Built in 1987, this ISO 4B building totals 12,242 sq. ft. and has modified bitumen over noncombustible insulation on steel deck roof areas as well as limited areas of standing seam metal panel roofing.

Central Plant (Building M / Building 17), is one story and approximately 15 ft. tall. Built in 1987, this ISO 3B building totals 6,584 sq. ft. and has a modified bitumen over noncombustible insulation on steel deck roof.

Chiller Building (Building 18), is one story and approximately 20 ft. tall. Built in 2009, this ISO 3B building totals 2,905 sq. ft. and has a modified bitumen over noncombustible insulation on steel deck roof.

Performing Arts Center (Building 23), is one story and approximately 65 ft. tall at its peak. Built in 2009, this ISO 4B building totals 46,549 sq. ft. and has a modified bitumen over noncombustible insulation on steel deck roof.

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PROTECTION

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

General Protection Information						
Building Name	**Floor Area (1000 sq.ft.)**	**%AS**	**% Adeq AS**	**% ASN**	**% Detection**	**Remarks**
Palo Alto College	166.4	94.3	94.3	0	100	
% Totals		**94.3 %**	**94.3 %**	**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 BOR Flow W/o hose (gpm)**	**Adjusted BOR Pressure (PSI)**	**Sprinkler Temp. (Fahrenheit)**	**Hose (gpm)**	**Adequacy of Protection**
1	Library - LRC	0.10/1008	0.10/1008	201	21.5	155/5.6	100	Adequate
2	Library	0.20/1500	0.20/1500	947	46	155/11.2	250	Adequate
3	Performing Arts	0.20/1500	0.20/1500	595	53	155/11.2	250	Adequate
4	Executive Offices	0.10/1560	0.10/1500	324.4	37.8	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.

Public Fire Department

The San Antonio Fire department Station #2 is 2.1 mile from campus. This is a career staffed fire department.

The San Antonio Fire department Station #25 is 3.3 miles from campus. This is a career staffed fire department.

The Public Protection Class at Risk is 2.

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Fire Extinguishing Appliances/Hose reels

Fire extinguishers are provided throughout the campus in accordance with the spacing requirements listed in NFPA 10: Standard for Portable Fire Extinguishers for light and ordinary occupancies. These are inspected monthly and maintained annually.

Sprinklers

Ceiling level automatic sprinkler protection is provided in the Ozuna Library Center, College Student Center, Executive Offices, and Performing Arts Center. These systems were designed and installed in accordance with NFPA 13: Standard for the Installation of Sprinkler Systems for light and ordinary occupancies and maintained in accordance with NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.

Automatic sprinkler protection is not provided in the Central Plant and Chiller Building. Sprinkler protection is not considered cost effective nor is it recommended for these buildings due to their non-combustible construction, limited combustible contents, and lack of continuity of combustible materials.

WATER SUPPLY

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Water Supply					

Hydrant Flow Test Data							
Date Tested	Tested By	Source Tested	Flow Location	Gauge Location	Test Data		
					Flow(gpm)	Static Pressure(psi)	Residual Pressure(psi)
16-Dec-2016	SimplexGrinnell	Gridded Municipal	Behind Performing Arts Center	Next Hydrant	1,186	65	54

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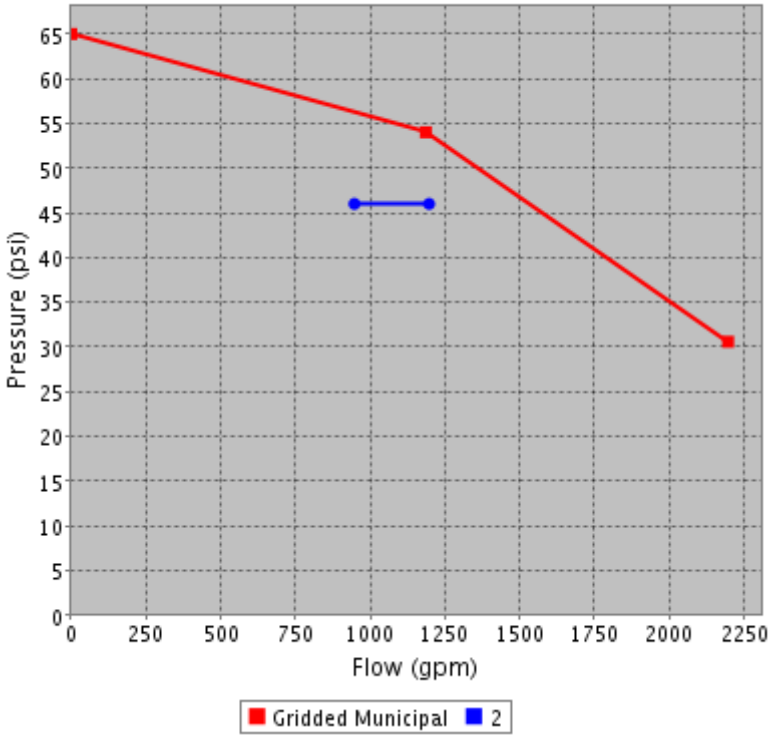
Water Supply Combined Graph



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SUPERVISION

Element	Excellent	Good	Adequate	Nearly Adequate	Inadequate
Automatic Fire Detection					
Security					

Alarm and Security Details						
Signaling Services	☐ None	☐ Central Station Monitored Line?	☑ Remote Station		☐ Proprietary Station	☐ Local Alarms
Fire Protection Alarm Type		☑ Water flow	☑ Valve Tampers		☐ Low Building Temp	☐ DPV Supervisory
		☑ Smoke Detection	Smoke Detection Monitored?			☐ 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 :Control valves secured in locked rooms.					

Automatic Fire Detection

Smoke detection is provided throughout the campus, and waterflow alarms are provided on all sprinkler systems. All alarms are monitored remotely by a central dispatch which serves the entire district. Emergency responders and facility management receive immediate notification in the event of an alarm.

Security

The Alamo Colleges Police Department provides central monitoring, dispatch, and campus security patrols for all campuses in the district. These services are provided 24 hours a day, 365 days a year. Additionally, the campus is fully monitored with CCTV cameras.

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MANAGEMENT PROGRAMS

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

Contractor Management

Contractors are screened and selected at the district level to ensure consistency in service from campus to campus.

Emergency Organization & Planning

Emergency plans are focused on evacuation. In the event of a fire, the Alamo Colleges Police Department ensures a prompt fire department notification and assists with coordinating an effective response.

Hot Work Permit

A formal, documented hot work permitting system is not in place, though many best practices are followed. Management has shown interest in developing a formal program, and a recommendation has been made to implement the AIG Hot Work Permit System.

Housekeeping

Housekeeping was good in the areas surveyed.

Impairment Procedures

A formal, documented impairment program is not in place, though many best practices are followed. Management has shown interest in developing a formal program, and a recommendation has been made to implement the AIG Impairment Procedure system.

Management Interest

Local and district management are very interested in loss prevention. While the recommendations discussed will take time to incorporate into local and district procedures, management expressed interest and eagerness to mitigate the identified risks.

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Planned Preventative Maintenance

All maintenance is managed through an electronic preventative maintenance program. Maintenance items and intervals are well tracked. An infrared camera has been purchased by the district with plans to perform all future infrared testing in-house once appropriate personnel have been selected for training.

Self-Inspection Program

SimplexGrinnell performs all fire protection inspections in accordance with NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. These inspections are well documented.

Site Level Business Continuity Planning

No formal business continuity plans are in place at the site level, however plans are under development.

Smoking

Smoking is prohibited campus wide. Observations made during the survey indicate this policy is strictly enforced.

NATURAL CATASTROPHE EXPOSURES

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

Earthquake Exposure

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

Flood Exposure

All buildings lie in unshaded Zone X per the FEMA flood map Panel Number 48029C0560F, dated September 29, 2010. The closest flood zones are associated with Leon Creek 1.1 miles to the southwest, Comanche Creek 0.9 miles to the south, and an unnamed tributary to Ballasetal Lake 0.9 miles to the southeast. These flood zones present no exposure to the campus.

Storm Surge Exposure

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

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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.

EXTERNAL EXPOSURES

Element	Negligible	Slight	Moderate	High	Severe
Exposure					

Internal Exposure

Not Exposed

External Exposure (North)

Not Exposed

External Exposure (South)

Not Exposed

External Exposure (West)

Not Exposed

External Exposure (East)

Not Exposed

Yard Storage

Not Exposed

Other Exposure

Not Exposed

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BUSINESS INTERRUPTION FEATURES

General BI Comments

This is one of five area community colleges in the Alamo Community College District. While course offerings do not overlap completely between the colleges, reasonable short term accommodations could be made at nearby campuses to support students in event of major business interruptions.

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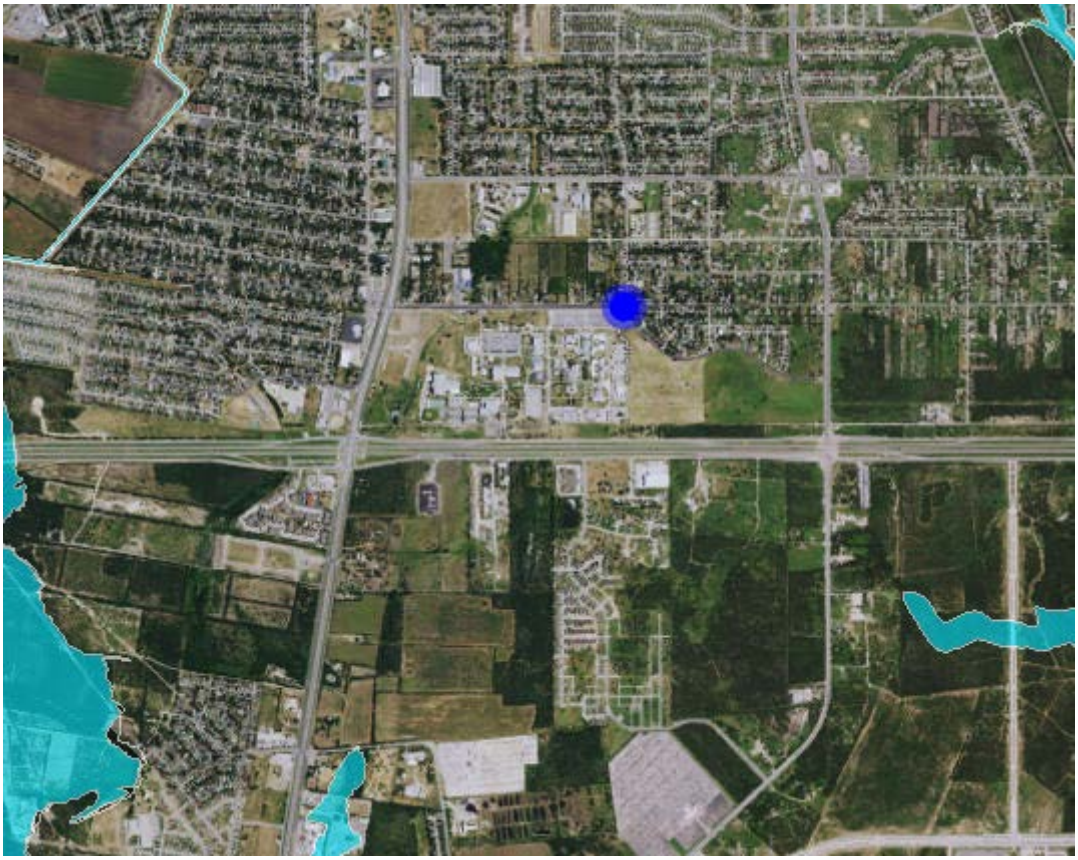
SITE SKETCHES



FEMA Flood Map

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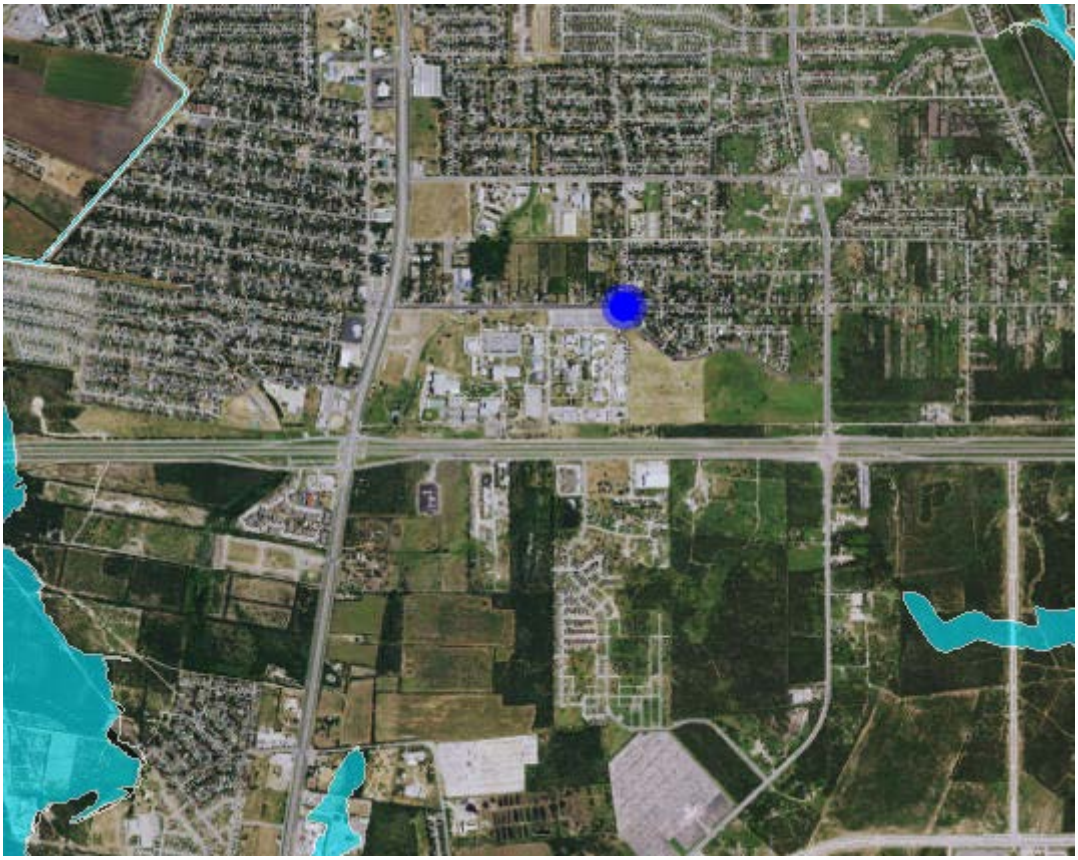

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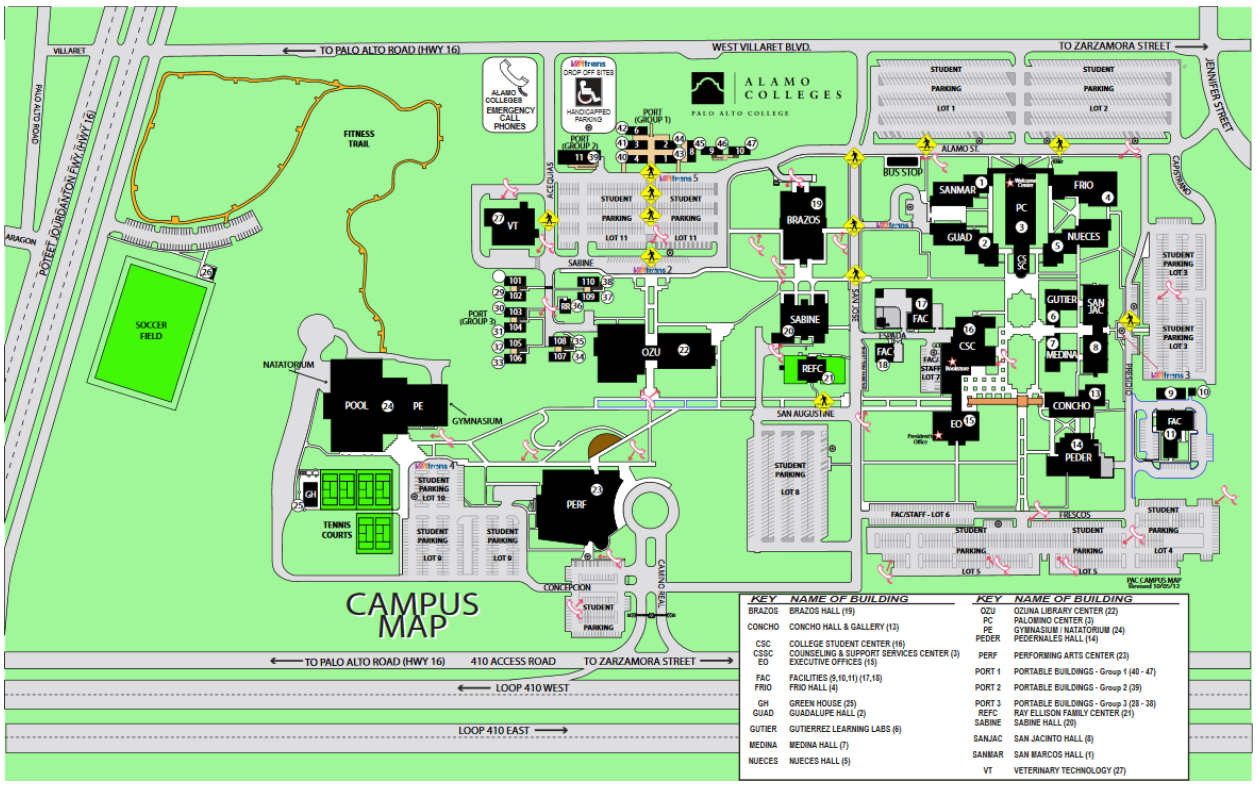

Campus Map

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