Alamo Community College District

St Philips College

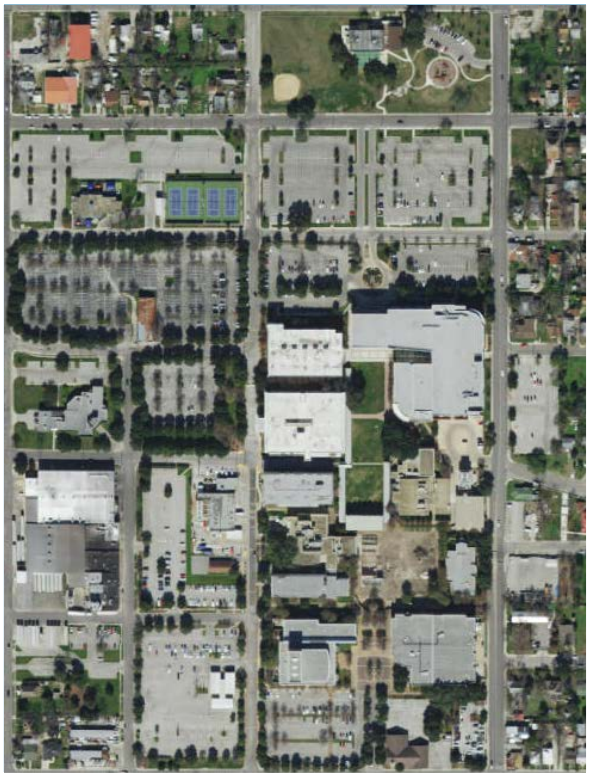
1801 Martin Luther King Dr
San Antonio, Texas, United States, 78203-2027

Property All Risk - Initial

Date Visited 01-Feb-2017

Commercial Property

COPE



COPE

RFS ID / Location ID:	59788 - 2 /624107
Engineer :	Wall, Mitchell
AIG Writing Office :	LEX DIVISION TWO
Location Address :	1801 Martin Luther King Dr San Antonio, Texas, United States, 78203-2027
Latitude :	29.415552
Longitude :	-98.453620
Website :	www.alamo.edu/spc/
Class of Risk :	General*
Site Contacts :	Mike Legg, Director Enterprise Risk Management, mlegg2@alamo.edu Bertha Norwood, Facilities Superintendent, bwebb@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					
Security					
Automatic Fire Detection					
Public Fire Department					
Special Extinguishing Protection					
Fire Extinguishing Appliances/Hosereels					
Sprinklers					
Contractor Management					
Hot Work Permit					
Impairment Procedures					
Self-Inspection Program					
Smoking					
Emergency Organization & Planning					
Housekeeping					
Management Interest					
Planned Preventative Maintenance					
Site Level Business Continuity Planning					
Occupancy Specific Hazards and Activities	**Not Present / No Deficiencies**	**Slight**	**Low**	**Moderate**	**Severe**
Commercial Cooking					
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					
Electrical					

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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

St. Philip's College, established in 1898, 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 11,000 students are served each semester. The six buildings below were surveyed as part of this initial survey.

Building 8 (Welcome Center, WEC; Center for Health Professions, CHP; Center for Learning Resources, CLR) consists of offices, classrooms, laboratories, archives, and the library.

Building 9 (William C. Davis Science Building, SCI) consists of offices, classrooms, and laboratories.

Building 10 (Sutton Learning Center, SLC) includes administrative offices, classrooms, and student and faculty health and wellness centers.

Building 11 (Norris Technical Building, NTB) includes offices, classrooms, and computer labs.

Building 12 (Campus Center, CC) consists of the bookstore, café, and culinary arts kitchens and restaurant.

Building 14 (Bowden, BOWD) includes offices, classrooms, and computer labs.

HAZARDS

Occupancy Specific Hazards and Activities	Not Present / No Deficiencies	Slight	Low	Moderate	Severe
Commercial Cooking					
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					
Laundries					
Residential Areas					
Storage					
Electrical					

Electrical

Power is provided by two 35 kilovolt feeds from CPS Energy, the local utility. One feed runs from a connection to the overhead service at S. Walters Rd. to switchgear at the Central Plant (Building 6). Another feed runs from a connection to the overhead service at Dakota St. to the Electrical Plant (Building 15). Power is then routed via buried conduit to pad-mounted transformers at each building.

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Heating, Ventilation, Air Cond & Refrigeration

One two-cell packaged type cooling tower at the Central Plant (Building 6) and four one-cell package type cooling towers at the Electrical Plant (Building 15) provide cooling for campus HVAC systems.

Cooking
Deficiency - Yes
Hazard Category: Commercial Cooking
Building: St Philips College
Location: Bldg. 12 - Campus Center
Commercial cooking occurs in the kitchen areas of Building 12, Campus Center (CC). Ceiling level automatic sprinkler protection is not provided in this building. Kitchen type portable extinguishers are provided. Gas ranges are provided with wet chemical automatic suppression systems which are maintained semi-annually. Housekeeping is good, and cooking hoods showed no sign of grease buildup or other combustible accumulations.

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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
St Philips College	1930	4	55	0.00	0.00	0.00	0.00	547.60	0.00	0.00	0.00
Total Site Area	**547,600.00**		**Subtotals**	**0.00**	**0.00**	**0.00**	**0.00**	**547.60**	**0.00**	**0.00**	**0.00**
% 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

Six buildings were surveyed as part of this initial survey. The surveyed buildings consist of ISO 4B steel frame construction with masonry exteriors and modified bitumen over noncombustible insulation on steel deck roofs.

Building 8 (Welcome Center, WEC; Center for Health Professions, CHP; Center for Learning Resources, CLR) is three stories and approximately 50 ft. tall. Built in 2009, this building totals 217,265 sq. ft.

Building 9 (William C. Davis Science Building, SCI) is three stories and approximately 40 ft. tall. Built in 1992, this building totals 83,829 sq. ft.

Building 10 (Sutton Learning Center, SLC) is three stories and approximately 40 ft. tall. Built in 1975, this building totals 119,740 sq. ft.

Building 11 (Norris Technical Building, NTB) is four stories and approximately 55 ft. tall. Built in 1972, this building totals 85,829 sq. ft.

Building 12 (Campus Center, CC) is two stories and approximately 20 ft. tall. Built in 1953, this building totals 20,064 sq. ft.

Building 14 (Bowden, BOWD) is two stories and approximately 20 ft. tall. Built in 1953, this building totals 20,830 sq. ft.

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PROTECTION

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

General Protection Information						
Building Name	Floor Area (1000 sq.ft.)	%AS	% Adeq AS	% ASN	% Detection	Remarks
St Philips College	547.6	76.86	76.86	0	100	
% Totals		76.9 %	76.9 %	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	Bldg. 8	0.10/922	0.10/922	350	107	155/5.6	100	Adequate
2	Bldg. 8	0.10/1500	0.10/1500	546	137	155/5.6	100	Adequate
3	Bldg. 8	0.20/1500	0.20/1500	715	144	286/8.0	250	Adequate
4	Bldg. 10	0.10/900	0.10/900	231	70	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 #9 is 0.5 miles from campus. This is a career staffed fire department.

The San Antonio Fire Department Station #3 is 1.6 miles from campus. This is a career staffed fire department.

The San Antonio Fire Department Station #1 is 2.1 miles from campus. This is a career staffed fire department.

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The San Antonio Fire Department Station #7 is 2.5 miles from campus. This is a career staffed fire department.

The Public Protection Class at Risk is 2.

Sprinklers

Ceiling level automatic sprinkler protection is provided in Buildings 8 (Welcome Center, WEC; Center for Health Professions, CHP; Center for Learning Resources, CLR), 9 (William C. Davis Science Building, SCI), and 10 (Sutton Learning Center, SLC). 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 Buildings 11 (Norris Technical Building, NTB), 12 (Campus Center, CC), and 14 (Bowden, BOWD). Sprinkler protection is not considered cost effective for these buildings at this time due to high retrofit costs. Extensive renovations, pending funding, are planned which would include providing automatic sprinkler protection throughout these buildings.

Fire Extinguishing Appliances/Hosereels

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.

Special Extinguishing Protection

The hoods in the Campus Center culinary arts kitchens are protected by wet chemical extinguishing systems. These systems are maintained semi-annually in accordance with NFPA 17A: Standard for Wet Chemical Extinguishing Systems.

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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	Building 8 Pump	Building 8 Pump Inlet	1,884	39	27

Hydrant Flow Test Comments

Building 8 pump inlet pressures used with pump flow data to show public water supply capabilities.

Fire Pump Data					
Pump Name	Pump Driver Type	Nameplate Data			Suction Source
		Rated Flow(gpm)	Rated Pressure(psi)	Rated Speed(rpm)	
SLC - Bldg. 10	Electrical Motor	750	45	1770	Gridded Municipal
WEC - Bldg. 8	Electrical Motor	1250	110	1770	Gridded Municipal

Fire Pump Test Data											
Pump Name	Date Tested	Tested By	Test Point	Test Data					Corrected Data		Rating
				Flow (gpm)	Speed (rpm)	Suction Press. (psi)	Discharge Press. (psi)	Net Press. (psi)	Flow (gpm)	Net Press. (psi)	
SLC - Bldg. 10	15-Dec-2016	SimplexGrinnell	Churn	0	1790	32	87	55	0	53.8	Not Applicable
SLC - Bldg. 10	15-Dec-2016	SimplexGrinnell	1	750	1772	32	75	43	749.2	42.9	Excellent
SLC - Bldg. 10	15-Dec-2016	SimplexGrinnell	2	1125	1769	37	64	27	1125.6	27	Good
WEC - Bldg. 8	16-Dec-2016	SimplexGrinnell	Churn	0	1793	39	160	121	0	117.9	Not Applicable
WEC - Bldg. 8	16-Dec-2016	SimplexGrinnell	1	1285	1783	34	158	124	1275.6	122.2	Excellent
WEC - Bldg. 8	16-Dec-2016	SimplexGrinnell	2	1884	1771	27	131	104	1882.9	103.9	Excellent
Electric pumps connected to emergency generator?							NO				

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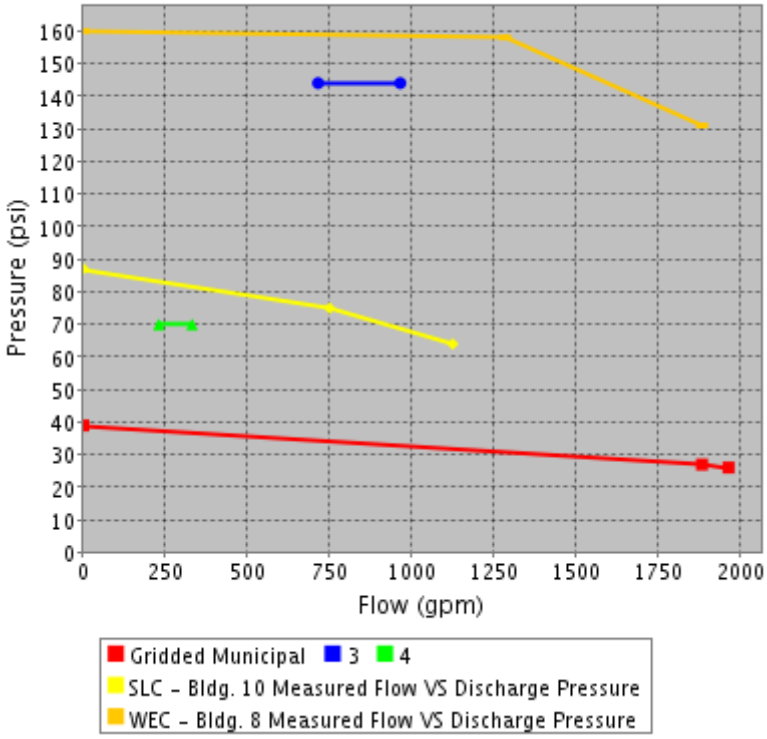
Water Supply Combined Graph



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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?		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 :Control valves are 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					
Hot Work Permit					
Impairment Procedures					
Self-Inspection Program					
Smoking					
Emergency Organization & Planning					
Housekeeping					
Management Interest					
Planned Preventative Maintenance					
Site Level Business Continuity Planning					

Contractor Management

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

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.

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.

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.

Smoking

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

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.

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Housekeeping

Housekeeping was good throughout the campus.

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.

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.

Site Level Business Continuity Planning

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

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				

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.

Earthquake Exposure

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

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Flood Exposure

All buildings lie in the unshaded Zone X per the FEMA flood map Panel Number 48029C0415G, dated September 29, 2010. The closest flood zone is associated with Tributary B to Salado Creek 0.9 miles to the east. This flood zone presents no exposure to the campus.

Storm Surge Exposure

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

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

ALAMO COLLEGES DISTRICT
St. Philip's College

MLK CAMPUS MAP
1801 Martin Luther King Drive,
San Antonio, Texas 78203
(210) 486-2000

1 **Watson Fine Arts Center (WFAC)**
Fine Arts, Theatre, Kathryn Morgan Gallery
2 **Applied Science Building (ASB)**
Transportation Services Technology, Cisco Academy, Electronic Systems Tech, Grants, Microsoft Academy, Applied Science and Technology
3 **Grounds Building (GB)**
4 **Continuing Education (CEB)**
Workforce Development and Continuing Education Administration
5 **Maintenance (M)**
6 **Central Plant (CP)**
7 **Health and Fitness Center (HFC)**
8 **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)
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
9 **William C. Davis Science Building (SCI)**
Natural Sciences, Mathematics
10 **Sutton Learning Center (SLC)**
Administrative Offices, Institutional Advancement, UPS Store, Planning and Research, Title III, Campus Budget Office, Public Relations, Dual Credit, Visitors' Center, Staff Council, Faculty Senate, College Health Center, Service-Learning Programs, International Student Services, Disability Resource Center, Dean of Student Success, Educational Support Sevices, Career and Transfer Services, Social & Behavioral Sciences, Veterans Outreach & Transition Center, Financial Literacy, PTK Honors Program, Visitor's Center, Distance Learning, Instructional Innovation Center, Human Resources, College Services, New Program Start-Up, Employee Wellness Center
11 **Norris Technical Building (NTB)**
English/Speech, Information and Communications Technology, Read/Educ./Foreign Lang., Rose R. Thomas Writing Center, Tutoring Lab, Student Life on 3rd Floor
12 **Campus Center (CC)**
Bookstore, Heritage Room, Tiger Café, Tourism, Hospitality & Culinary Arts, US Post Office, Artemisia's
13 **Turbon Student Center (TSC)**
UNDER CONSTRUCTION
14 **Bowden (BOWD)**
Administrative Computer Technology, Accounting, Business Administration, Business Management, Computer Science, Web Developer
15 **Electrical Plant (EP)**
16 **Campus Police**
17 **Learning and Leadership Development Center (LLDC)**
CE-Community Training Center
18 **Child Development Center (CDC)**
Child Care Center
19 **Tennis Courts**
20 **Future Veterans Outreach & Transition Center - 1602 Dakota St.**
21,22,23 **Portable Buildings**

Campus Map

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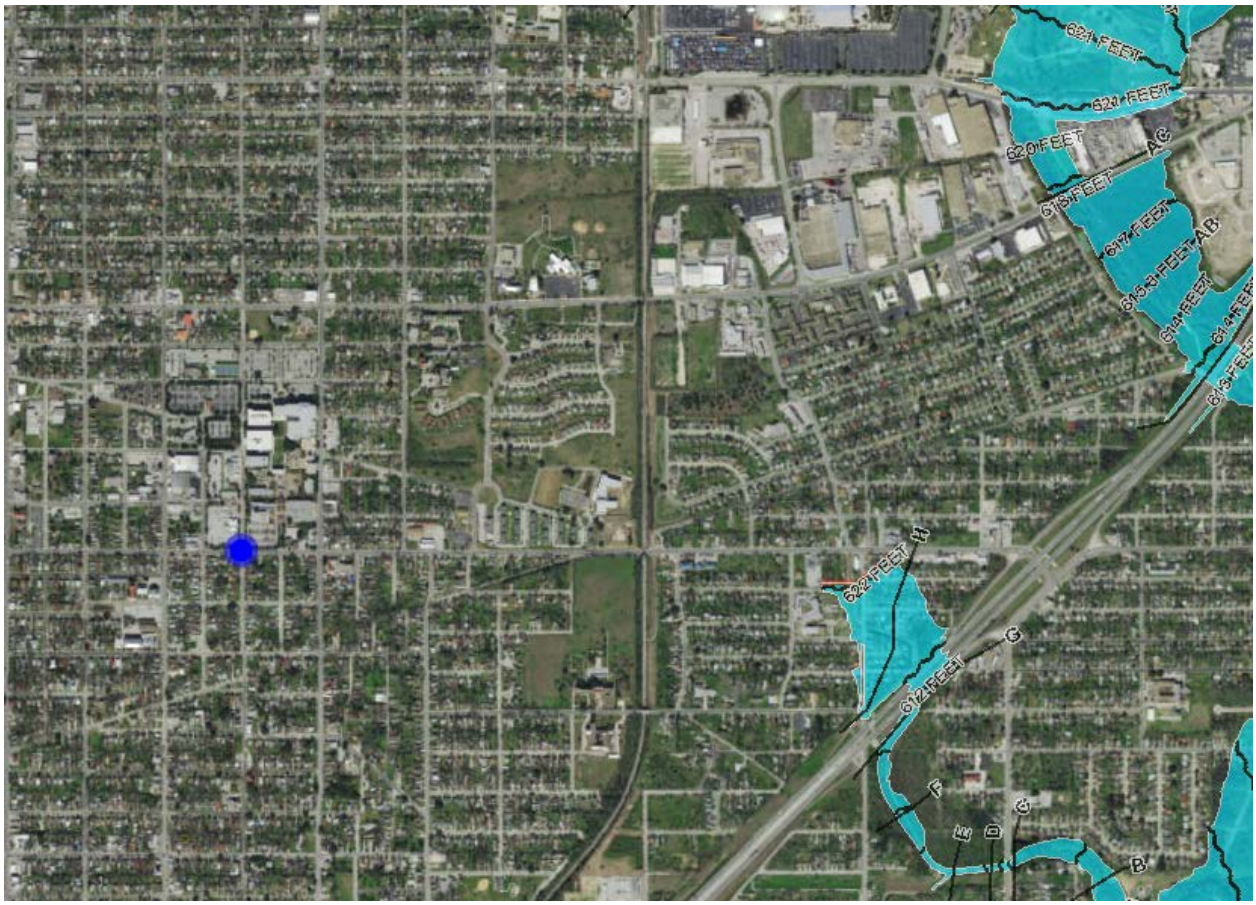

FEMA Flood Map

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