CITY OF SAN ANTONIO
CITY MANAGER'S OFFICE

TO: 2022 Facilities Community Bond Committee

FROM: María Villagómez, Deputy City Manager

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DATE: **December 3, 2021**

SUBJECT: **2022 BOND FACILITIES COMMITTEE REQUESTED INFORMATION (Response Memo #4)**

This memo addresses requests for information from Committee members from the Facilities 2022 Community Bond Committee submitted during meeting held on November 18, 2021 and subsequent questions emailed to City Staff.

The Fire Facilities Section below addresses the following questions from Committee Members:

1) Committee Member Jennifer Ramos (District 3) asked if SAFD has a master plan for facilities that helps prioritize projects?
2) Committee Member Jordan Ghawi (District 1) asked the following questions about Fire Stations
   - When was the last time a SAFD station was built outside a bond? What will happen if we do not act within this bond?
   - When was the last fire station built?
   - When was FS52 placed into service? What is the plan to provide a permanent structure for FS52 and the anticipated timeline?
   - When was FS53 placed into service? What is the plan to provide a permanent structure for FS53 and the anticipated timeline?
   - What is the service life expectancy of a temporary fire station?
   - If FS33 does not make it into the recommended list for the facilities bond, what is the plan for its replacement?
   - What is the cost of inaction of up-keep of SAFD stations?
3) Committee Member Beth Graham (District 10) asked who is responsible for the maintenance of fire stations?

Fire Facilities:

The San Antonio Fire Department has 54 fire stations, a Training Academy, a Fire Services Logistics Facility, a Wellness Facility, and a Public Safety Headquarters Building. To maintain the current facilities, the Fire Department works with the Public Works and Building and Equipment Services Departments to assess and prioritize building needs. There are three programs by which fire facilities are maintained, improved, replaced, or added. These three programs include

1) Maintenance Program managed by the Building and Equipment Services Department and the Fire Department (SAFD). Two rolling plans exist for maintenance of existing facilities: The deferred Maintenance (DMP) and the Multi-facility Small Maintenance and Repair Team (SMART) programs. The DMP program began in 2014 and addresses major repairs such as water lines, HVAC replacements, and bathroom upgrades. The SMART program focuses on five fire stations per year for interior building maintenance such as kitchen cabinets, counters, painting, sealing, and bathroom tile resealing. In addition to these two programs, the Fire Department Operating Budget includes funding for minor maintenance of facilities.

2) Annual Capital Budget Process the Fire Department works with Public Works to maintain a list of improvements needed to fire facilities that are outside the scope of the DMP or SMART Program. These projects include major capital projects such as the replacement of a fire station or a major addition to an existing facility.

3) Bond Program the City prioritizes facility projects for inclusion in the bond program. Bond projects include replacement of facilities or new facilities.

In 2003, the City completed a Fire Station renovation master plan that provided an assessment of 30 existing fire stations and the Fire Department Headquarters Building located at 115 Auditorium Circle. This plan organized the 30 fire stations in three categories:

- Category A – Minor renovations, upgrades, repairs, and remodeling and/or additions needed. A total of 17 Fire stations included in this category. (FS 14, 15, 21, 22, 26, 29, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44)
- Category B – Like category A, renovations, upgrades, and repairs are needed; however, significant space program additions as renovation and remodeling of existing interior space are needed. A total of 4 fire stations included in this category. (FS 4, 17, 24, and 31)
- Category C – Major space additions, renovations, remodeling, and repairs needed. Construction of a new fire station is recommended for these stations. A total of 9 fire stations included in this category. (FS 2, 3, 18, 19, 27, 28, 30, 32, and 33)

Additionally, this master plan provided an assessment of the Fire Department Headquarters Building that recommended exterior repair work, replacement of mechanical roof top equipment, addressing water leakage issues, and remodeling of the basement and second floor.

Since 2004, the City has invested **$155.5 million** to replace and add fire stations, a new training academy, a new fire services logistics facility, a public safety answering point (PSAP), and an Emergency Operation Center (EOC).

- $61.4 million invested through the annual capital budget process and bond programs to replace 11 fire stations. This includes 7 of the fire stations categorized with a "C" in the 2003 master plan and 1 of the category "B" stations. The additional 3 fire stations replaced during this period were not identified in the 2003 master plan, however they were identified later by the SAFD as needing replacement.
- $23.6 million invested to add 8 new fire stations. This number includes 3 temporary fire stations.
- $17.9 million for the SAFD training academy and the fire services logistics facility.
- $24.2 million for an Emergency Operations Center
- $28.2 million for a Public Safety Answering Point that houses 911 Communications for Fire and Police

The tables below provide a breakdown the $155.5 million investment replacing and adding fire stations, fire facilities, and other public safety facilities used by the Fire Department.

Fire Stations Replaced			
Fire Station	**Year Replaced**	**Funding Source**	**Amount**
7	**2005**	Capital Budget (Certificates of Obligation)	$2,419,303
25	**2006**	Capital Budget (Certificates of Obligation)	2,384,904
1	**2011**	Capital Budget (Certificates of Obligation)	7,892,540
19	**2011**	Capital Budget (Certificates of Obligation)	5,172,986
27	**2016**	Capital Budget (Certificates of Obligation)	4,333,129
28	**2016**	Capital Budget (Certificates of Obligation)	4,311,204
18	**2017**	Capital Budget (Certificates of Obligation)	6,032,238
30	**2017**	2012 Bond	6,245,691
32	**2017**	Capital Budget (Certificates of Obligation)	5,522,321
2	**2017**	2012 Bond	7,164,978
24	**Under Construction**	2017 Bond	10,000,000
		Total	**61,479,295**

Fire station 24 was included in the 2003 Master Plan with a Category of “B”
Fire stations 2, 18, 19, 27, 28, 30, 32 were included in the 2003 Master Plan with a Category of “C”

New Fire Stations Added			
Fire Station	**Year Added**	**Funding Source**	**Amount**
48	**2004**	Capital Budget (Certificates of Obligation)	$1,826,194
47	**2006**	Capital Budget (Certificates of Obligation)	2,021,334
49	**2006**	Capital Budget (Certificates of Obligation)	2,514,585
50	**2011**	Capital Budget (Certificates of Obligation)	4,427,059
51	**2011**	Capital Budget (Certificates of Obligation)	5,532,418
52	**2017 Temporary***	Capital Budget (Certificates of Obligation)	2,117,679
53	**2017 Temporary***	Capital Budget (Certificates of Obligation)	2,117,679
54	**2019 Temporary***	Capital Budget (Certificates of Obligation)	3,068,182
		Total	**$23,625,130**

A temporary fire station is built in anticipation of a future permanent station. The Estimated life of a temporary fire station is 8 to 10 years.

Other Fire Safety Facilities			
Year Built	**Facility**	**Funding Source**	**Amount**
2006	Fire Training Academy	Capital Budget (Certificates of Obligation)	$10,318,812
2013	Fire Services/Logistics Facility	Capital Budget (Certificates of Obligation)	$7,667,419
		Total	**$17,986,231**

Other Public Safety Facilities			
Year Built	**Facility**	**Funding Source**	**Amount**
2008	Emergency Operations Center	Bond and Certificates of Obligation*	$24,189,401
2012	Public Safety Answering Point	Bond, Grants, Certificates of Obligation	28,239,246

Future Replacement of Fire Stations: The Fire Department has identified 5 priority fire stations for replacement. These include the replacement of stations 10, 21 and 33 and building permanent stations for 52 and 53. Fire Station 10 is recommended for the 2022 Bond Program. A financial plan and timeline will be developed as part of the six-year capital budget for FY 2023.

In 2022, the SAFD will engage a consultant to conduct a facility assessment and master plan that will include a comprehensive review of current stations and potential for expansion.

Temporary Fire Stations: Within a temporary fire station, the apparatus bays are considered permanent with an anticipated lifespan of 50 years. The living quarters are considered temporary and have an anticipated lifespan of 8 to 10 years. When the structure for the permanent living quarters is constructed, it is located to the opposite end of the existing apparatus bay. All sites for temporary fire stations are located on areas that are approximately 3 acres to accommodate this construction.

4) Committee Member Jordan Ghawi (District 1) asked the following questions about Fire Station 10
   - "Why does FS10 have a Public Health and Safety score of 15 while FS33, FS52 and FS53 receive a score of 5? The grading criteria for Public Health & Safety is a 0-5 score on:
     - Improves accessibility to healthcare and wellness facilities
     - Provides opportunity and/or improved access to parks, open spaces
     - Improves air quality
     - Includes green infrastructure
   - What is different with FS10 that it would have triple the score of the other stations providing the same capability using the above criteria?

Public Works staff reviewed the initial scoring. The correct Public Health & Safety score for Fire Station 10 is a 5, not a 15. All Fire Stations should have a Public Health & Safety score of 5.

5) Committee Member Rita Braeutigam (District 4) asked if there is a way to prioritize Fire stations that are in most need to be funded if savings/extra dollars are found?

The Facilities Committee may recommend fire station or other facility projects to be included "below the line" if funds become available within the Facilities Proposition should savings become available at a later date.

6) **Master Plan for facilities:** Police Safety Committee Member Jennifer Ramos (District 3) asked if the San Antonio Police Department have a master plan for facilities that helps prioritize projects?

A facility assessment and master plan are currently underway for Police Facilities. This study was commissioned to provide a comprehensive review of current conditions and potential growth needs for the San Antonio Police Department. The study's goals are to develop an assessment report of existing Police substations and facilities that includes current functionality, future expansions, analysis of geographic and response time data, potential facility locations, and security upgrades. It is anticipated that this assessment will be completed during the first quarter of 2022.

7) **City owned properties in CD3:** Committee Member Jennifer Ramos (District 3) requested a list of City owned properties in CD3

Attachment A provides a list of City-owned properties in District 3.

8) **Construction timeline**: Committee Member Jordan Ghawi (District 1) asked how long does it take on average after a bond has passed for a municipal building to be constructed?

The length of time it takes for a municipal building to be constructed after a Bond Program is approved depends on the facility's size and complexity. On average, it can take approximately 3-4 years for a facility to be constructed.

9) **Health Facilities:** Committee Member Jordan Ghawi (District 1) asked for the services provided at the Eastside, Northeast, and Buena Vista Clinics.

The table below provides a list of the services provided at each clinic:

Clinic Location	Services
Eastside Branch Clinic	Provides immunizations to the community
Northeast Clinic	Provides Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) services to the community. The University Health System located at this branch provides Clinical services.
Buena Vista Clinic	Provides WIC services to the community.

10) **City's Impound Vehicle Lot:** Committee Member Jordan Ghawi (District 1) asked Why is the SAPD impound lot being relocated? What would the impact be if it were not?

The relocation of the Vehicle Impound Lot is not included in the list of staff recommended projects. The scope of the project is to relocate the vehicle storage area, facilities and services housed at the existing impound lot to a new 29-acre property not yet identified. The relocation of the Growden Vehicle impound lot could allow for the City Property to be potentially used as a military training site.

11) **Municipal Facilities:** Committee Member Jordan Ghawi (District 1) asked What other projects are included in Item #4 (Citywide Municipal Facility and Resiliency Improvements)? It lists the Spanish Governor's Palace, SA Municipal Records, and the International Center.

The three facilities listed are the only ones identified for renovation and rehabilitation at this time.

Scoring Criteria: The following section addresses questions about scoring criteria

12) Committee Member Jordan Ghawi (District 1) asked how is the scoring category of "other" defined and what is the criteria? Can we please be provided with the detailed rationale of any recommended and considered project that has a non-zero number for the "other" category

The following criteria was considered when scoring this item: professional experience, feasibility of the project and/or potential challenges, right of way availability, environmental impact, permitting requirements, outside agency restrictions, ability to deliver on time, and public support.

13) Committee Member Jordan Ghawi (District 1) asked Why does Item #7 on the considered projects list (Health Maternal and Child Health One Stop Clinic) have a zero score for all categories?

The project has a zero score for all categories because the project was removed from consideration since it is a future program that does not have a determined location.

14) Committee Member Jordan Ghawi (District 1) asked Why does Item #30 on the considered projects list (Health Immunizations Clinic) have a zero score for all categories?

At the time of scoring, San Antonio Metropolitan Health District staff were consulted. The project was removed from consideration because it is a duplicate of the Eastside Branch Clinic that is being considered for funding under the Citywide Public Health Facility Improvements.

15) Committee Member Jennifer Ramos (District 3) According to the scoring matrix staff sent of the projects that were recommended and not recommended, there are 9 projects than have a higher score than 5-6 projects that made the list. Can you explain what was the recommending process? Does the score reflect all the criteria such as, citizens input, 311 calls, cost of project and council direction?

The project evaluation criteria is an indicator on how the projects align with the Mayor and Council approved guiding principles. Before scoring the projects, Public Works staff reviewed projects based on eligibility criteria, coordination with Council Members and prioritization by City Departments. ***Attachment B*** "2022 Bond Program Project Definition & Evaluation Criteria" provides the project evaluation criteria and associated points per category staff used.

Outstanding Questions:

- Committee Member Jennifer Ramos (District 3) asked if ARPA funds could be used to fund Texas Biomedical Research Institute project or half or the project cost

- New CD3 SAPD Substation: Committee Member Velma Pena asked for a breakdown of annual operating expenses, both for the building and staffing, for the newly proposed SAPD substation

- New CD3 SAPD Substation: Committee Member Rebeca Flores asked if a study has been made to show the need for a substation in the proposed sector located in CD3 and if SAPD agrees with the need for a substation in this area. She also inquired about alternatives to the model of adding a new substation

- N St Mary's Police Station: Committee Member Rebeca Flores asked for the annual operating cost of the new facility once completed to include equipment and staff. She also asked how the additional cost would be funded and if this annual operating cost could be paid with other forms of funding such as grants.

- N St. Mary's Police Station and New SAPD Substation Committee Member Rebeca Flores asked if the additional annual operating cost related to these facilities would necessitate an increase in property taxes

Attachment A

Council District 3 City-owned Properties

NAME	DEPARTMENT	DISTRICT	NUMBER	STREET	ZIP_CODE
STINSON FIELD TERMINAL/TOWER	AVIATION	3	8535	MISSION	78214
FIRE STATION #13	FIRE DEPARTMENT	3	3203	PRESA S	78210
FIRE STATION #20	FIRE DEPARTMENT	3	3347	W W WHITE S	78222
FIRE STATION #21	FIRE DEPARTMENT	3	5537	FLORES S	78214
FIRE STATION #22	FIRE DEPARTMENT	3	1100	MARCH	78214
FIRE STATION #29	FIRE DEPARTMENT	3	827	HOT WELLS	78223
OLD FIRE STATION #02	FIRE DEPARTMENT	3	1058	W VILLARET	78221
FIRE STORAGE	FIRE DEPARTMENT	3	5537	FLORES S	78214
VACANT	FIRE DEPARTMENT	3	601	GILLETTE	78221
SOUTHSIDE LIONS SENIOR CENTER	HUMAN SERVICES	3	3303	PECAN VALLEY DR	78210
MCCRELESS LIBRARY	LIBRARY	3	1023	ADA	78223
MISSION LIBRARY	LIBRARY	3	3134	ROOSEVELT AVE	78214
PAN AMERICAN LIBRARY	LIBRARY	3	1122	PYRON W	78221
ACEQUIA PARK	PARKS & RECREATION	3	8500	MISSION PARKWAY	78223
APLEWHITE TRAILHEAD	PARKS & RECREATION	3	2440	JETT ROAD	78264
BELLAIRE PARK	PARKS & RECREATION	3	733	E ANSLEY BLVD	78221
BODE, JAMES A. (HIGHLAND) PARK	PARKS & RECREATION	3	900	RIGSBY	78210
BROOKS GREENLINE PARK	PARKS & RECREATION	3	2532	SIDNEY BROOKS	78235
BROOKS PARK	PARKS & RECREATION	3	3902	GLOBAL WAY	78235
BROWN PARK	PARKS & RECREATION	3	9601	VILLAMAIN ROAD	78214
CONCEPCION PARK	PARKS & RECREATION	3	600	THEO PKWY	78210
ESPADA PARK	PARKS & RECREATION	3	1750	SE MILITARY DR	78214
FATHER ROMAN COMMUNITY CENTER AT VILLA CORANADO PARK	PARKS & RECREATION	3	11031	RUIDOSA	78214
HARLANDALE COMMUNITY CENTER & PARK	PARKS & RECREATION	3	7227	BRIAR PL	78221
HIGHLAND PARK	PARKS & RECREATION	3	901	RIGSBY AVE	78210
HWY 281 TRAILHEAD	PARKS & RECREATION	3	13855	S US HWY 281	78221
JUPE MANOR NEIGHBORHOOD SCHOOL PARK	PARKS & RECREATION	3	3218	KAISER RD	78222
KINGSBOROUGH PARK	PARKS & RECREATION	3	350	FELPS BLVD	78221
LEON CREEK PRESERVE NATURAL AREA	PARKS & RECREATION	3	15730	APPLEWHITE RD	78264
MATTOX PARK	PARKS & RECREATION	3	1222	MISSION GRANDE	78221
MEDINA RIVER GATEWAY	PARKS & RECREATION	3	2532	SIDNEY BROOKS	78221
MEDINA RIVER GREENWAY	PARKS & RECREATION	3	17510	APPLEWHITE RD	78264
MENDOZA PARK	PARKS & RECREATION	3	5206	HILLJE ST	78223
MISSION CREEK PARK	PARKS & RECREATION	3	9138	MISSION PASS	78223
MISSION DEL LAGO GOLF COURSE	PARKS & RECREATION	3	1250	MISSION GRANDE	78221
MISSION PARKWAY	PARKS & RECREATION	3	3600	MISSION PKWY	78214
OLD APPLEWHITE TRAILHEAD	PARKS & RECREATION	3	18912	APPLEWHITE RD	78264
PADRE PARK RESTROOM	PARKS & RECREATION	3	6030	PADRE	78214
PICKWELL PARK	PARKS & RECREATION	3	6911	PICKWELL	78223
PLEASANTON ROAD TRAILHEAD	PARKS & RECREATION	3	15638	PLEASONTON RD	78221
PYTEL PARK	PARKS & RECREATION	3	6200	NEW BRAUNFELS S	78223
RIVERSIDE GOLF COURSE	PARKS & RECREATION	3	203	MCDONALD	78210
SAN JOSE BURIAL PARK OFFICE	PARKS & RECREATION	3	8235	MISSION	78223
SOUTH FLORES YARD	PARKS & RECREATION	3	7930	FLORES S	78214
SOUTHSIDE LIONS PARK	PARKS & RECREATION	3	8214	HIAWATHA	78222
STINSON HIKE & BIKE TRAIL PARK	PARKS & RECREATION	3	8536	MISSION RD	78214
STINSON PARK	PARKS & RECREATION	3	8214	S FLORES ST	78214
POLICE TRAINING ACADEMY	POLICE	3	12200	LOOP 410 SE	78221
911 COMUNICATIONS CENTER	POLICE & FIRE	3	8039	CHALLENGER DR	78235
EMERGENCY OPERATIONS CENTER	POLICE & FIRE	3	8130	INNER CIRCLE RD	78235
VACANT	PUBLIC WORKS	3	1140	SAENZ STREET	78214
VACANT	PUBLIC WORKS	3	400	ELGIN	78210

2022 Bond Program Project Definition

Proposed projects for the 2022 Bond Program were classified into three categories:

District	Project serving or supporting primarily the surrounding district community/neighborhoods.
Citywide	Project that is either a city-owned facility, open space or improvement supporting all San Antonio residents *and* visitors. Examples include cultural centers, visitor attractions, health and wellness, and public safety facilities.
Regional	Project is located within one of the 13 adopted SA Tomorrow Regional Centers.

Regional Centers

The SA Tomorrow 13 Regional Centers are the employment and activity nodes of the City. Each of these centers are either an activity center, logistic/service, or special purpose center. Summarized below and attached is a map of the SA Tomorrow Regional Centers.

- Central Business District (Downtown)
- Medical Center
- Midtown
- Brooks
- Texas A&M University (San Antonio)/Toyota
- UTSA
- Stone Oak
- Highway 151 and Loop 1604
- Greater Airport Area
- Northeast I-35 and Loop 410
- Rolling Oaks
- Fort Sam Houston
- JBSA-Lackland/Port San Antonio

Information source: https://sacompplan.com/regional-centers/

Guiding Principles

1. **Connectivity –** Projects will enhance access to opportunities and align with City's adopted plans.

2. **Public Health and Safety** – Projects will enhance public health, wellness, safe connectivity to community destinations and promote sustainable green infrastructure.

3. **Resiliency** – Projects will improve existing conditions to protect, adapt and respond to natural and human-made hazards.

4. **Equity** – Projects will support infrastructure improvements within communities of color and low-income.

5. **Council Input**

2022 Bond Program Project Selection

City Management and Public Works staff evaluated and prioritized projects that will improve connectivity, enhance multimodal options, improve community health, safety and the environment, increase mobility and address infrastructure needs to improve City's resiliency.

Project Eligibility

Before scoring the projects, staff reviewed and prioritized project requests based on the Council Districts' feedback and eligibility criteria summarized below for the respective project types:

Streets

- Continuation of Multi-Phase Project
- Leveraged Committed Funding
- Provides safe access (resiliency)
- Provides multimodal mobility opportunities (sidewalks, bike lanes, transit)
- Reduces traffic congestion (improving air quality)

Drainage

- Hazard Mitigation Plan Project
- Continuation of Multi-Phase Project
- Leveraged Committed Funding (Storm Water Regional Funded Project)
- Provides safe access and reduces flood risks (resiliency)

Parks

- Aligns with San Antonio Park System Plan
- Improves Community Health, Safety and Resiliency
- Continuation of Multi-Phase Project
- Leveraged Committed Funding
- Provides multimodal mobility opportunities (trail connectivity and enhance park access)

Facilities

- City-Owned Facility
- Continuation of Multi-Phase Project
- Leveraged Committed Funding
- Improves Community Health, Safety and Resiliency
- Client Department Priorities

Project Evaluation Criteria (Max Points 100)

I. Connectivity - Max Points 20

Ranked Each Criteria 0-5 points

A. Improves accessibility to jobs, educational facilities, and community services.
B. Aligns with city's adopted plans.
C. Either eliminates gaps in sidewalks or improves ADA access to facilities.
D. Provides other mobility options.

II. Public Health & Safety – Max Points 20

Rank Each Criteria 0-5 points

A. Improves accessibility to healthcare and wellness facilities.
B. Provides opportunity and/or improved access to parks, open spaces.
C. Improves air quality.
D. Includes green infrastructure such as LID, LEED standards.

III. Resiliency – Max Points 20

Rank Each Criteria 0-5 points

A. Supports the continuation of City and business operations, emergency response service, and citizen daily activities.
B. Improves existing infrastructure.
C. Reduces flood risk.
D. Provides mobility options.

IV. Equity (Information Source: City of San Antonio Equity Atlas) – Max Points 20

A. Race

If percent people of color between 20.77% and 72.04%	2 pts
If percent people of color > 72.04%	4 pts

B. Income

If the median household income is between $55,543 and $148,654	2 pts
If the median household income is < $55,543	4 pts

C. Language

If percent that speak other language at home – speak English less than "Very well" is 0.82% and 9.7%	2 pts
If percent that speak other language at home – speak English less than "Very well" is > 9.7%	4 pts

D. Education

If percent education less than High School Graduate or Equivalent is Between 0.33% and 10.13%	2 pts
If percent education less than High School Graduate or Equivalent is > 10.13%	4 pts

E. Redlining

No grade	0 pts
Grade A and B	2 pts
Grade C and D	4 pts

V. Funding Commitment - Max Points 10

Ranked Each Criteria 0-5 points

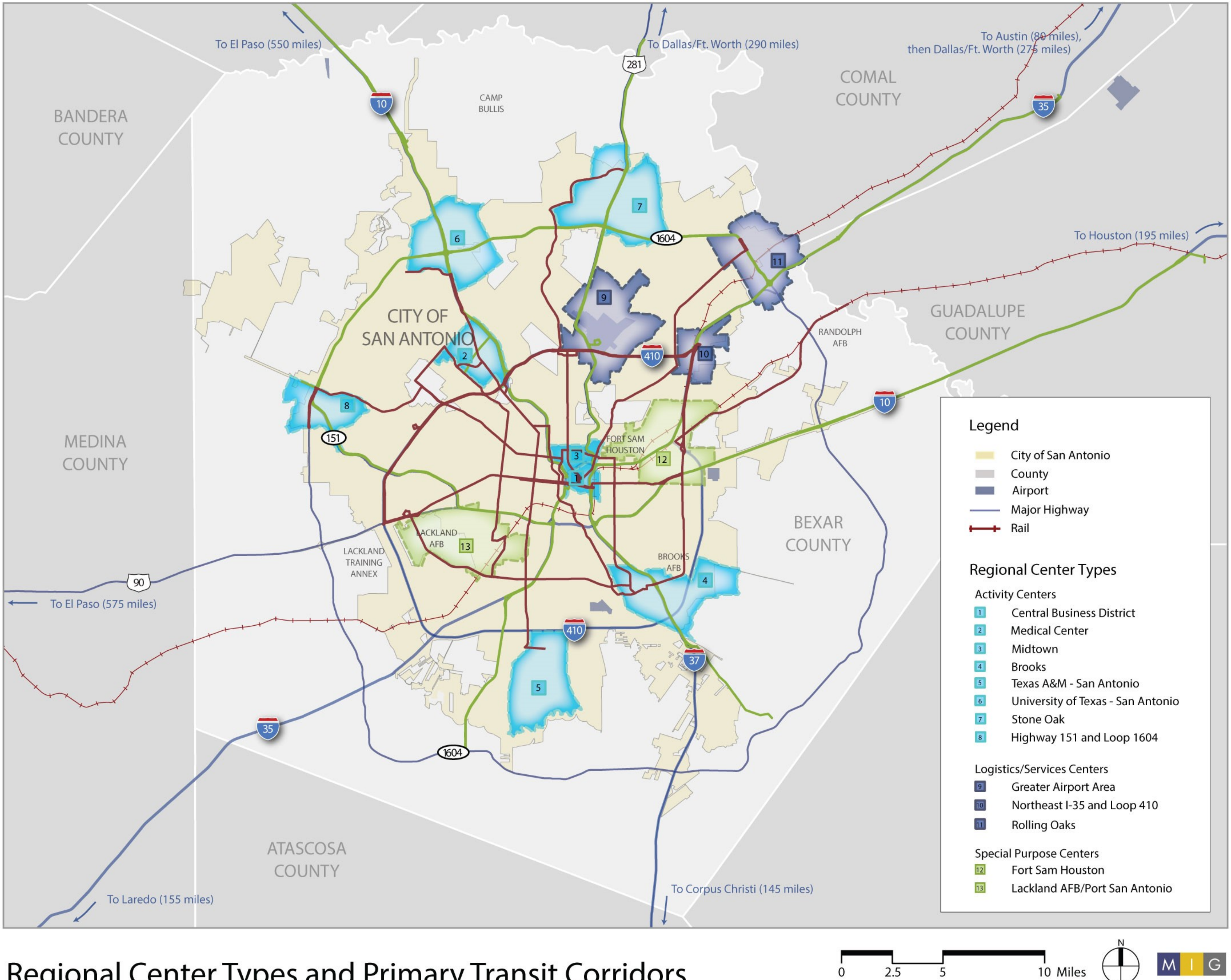
A. Leverages funding from outside agency.
B. Provides continuation of a previously funded project.

VI. Project Feasibility - Max Points 10

Rank 0-10 points

A. Based on professional experience, rank the feasibility of the project (i.e. are there challenges). Consider ROW, environmental impact, permitting requirements, outside agency restrictions, ability to deliver on time, public support, etc.

NOTES:
1. Projects were evaluated and prioritized within the respective Propositions and Council Districts.



Regional Center Types and Primary Transit Corridors