

CITY OF SAN ANTONIO CITY MANAGER'S OFFICE

TO: 2022 Facilities Community Bond Committee

FROM: María Villagómez, Deputy City Manager

COPY: Erik Walsh, City Manager; Executive Leadership Team; Razi Hosseini, Public Works Director; Ramiro Salazar, Library Director; Melody Woosley, Human Services Director; Jorge Perez, Building and Equipment Services Director; Shannon Sims, Animal Services Director; Colleen Swain, World Heritage Director; John Jacks, Director of Center City Development Office; Charles Hood, Fire Chief; William McManus, Police Chief; Claude Jacobs, MetroHealth Director

DATE: November 18, 2021

SUBJECT: 2022 BOND FACILITIES COMMITTEE REQUESTED INFORMATION

This memo addresses outstanding and additional questions received from Committee members from the 2022 Bond Facilities Community Committee, after the meeting held on November 4, 2021.

ADDITIONAL QUESTIONS

The next set of questions from Committee members were sent to City Staff via email after the November 4th Facilities Committee meeting. These questions are reflected below.

- 1. Police Substation** Committee Member Rebecca Flores (District 5): What exactly is a police substation. I know there is one at the McCreless mall. What exactly is being funded in the bond facilities committee? Are there all kinds of substations? Where are they located. How many staff persons are employed there, how many police officers, etc.?

A police substation is a building which serves to accommodate police personnel and vehicles. The SAPD functions housed in each substation include neighborhood patrol, San Antonio Fear Free Environment (SAFFE), property crimes, and the Crisis Response Team (CRT). Each substation is comprised of a total of approximately 250 personnel to include both sworn and civilian staff.

The McCreless Mall location is not a substation but rather a storefront that is utilized by Code Enforcement and SAPD personnel to serve as a resource to residents that may have questions or wish to meet with city staff. This location is the only storefront in the City that remains. Several years ago, there were several SAPD storefronts, however as the Department and community identified having officers in the field as a greater public safety priority, the SAPD has shifted away from the use of storefronts. The table below provides the locations of the six SAPD substations:

SAPD Substation	Location
Central	515 S. Frio
East	3635 E. Houston
North	13030 Jones Maltsberger
Prue	5020 Prue Rd
South	711 W. Mayfield
West	7000 Culebra

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The Bond funds will pay for the construction of the new police substation.

2. **Generators** Committee Member John Nicolas (District 8): Regarding resiliency for public safety facilities, specifically the proposals to fund backup generator power. Please provide the current state of backup power equipment for each of the City's Police and Fire Department facilities. Specifically, for each existing facility:

- Does the facility have a backup power supply? This should be a simple Yes/No
- If it exists, is the backup system functional? Should also be Yes/No, but could be Unknown

Please see *Attachment A* for the list of Public Safety Facilities recommended in the project list containing if a generator is available, the type of generator and condition.

- For the functional systems, what is the current standard procedure for when and how are they tested?
- And is the current procedure for testing just to start and run the system, or is there an actual transfer of power load?

The City's contracted vendor offers the following for generator maintenance and operating inspections: Overall - Three quarterly inspections and one annual inspection. In addition, the Automatic Transfer Switches (ATS) complete a non-loaded exercise for 30 minutes once a week.

- Quarterly - Inspections entail a 30-minute non-loaded test with ATS inspection.
 - Annual - Inspections entail a 2-hour load bank test up to 90% load with a 30-minute transfer test onto building load.
- Last, please indicate for each facility whether there is a backup power system addition/replacement included in the proposed bond funding.

The City is currently assessing generators at City public safety facilities. Proposed Generator replacement size is preliminary and continues to be developed based on the facility's demand data collected as part of the ongoing assessment. For generators listed in poor condition, ongoing field work will determine which are non-functional. Those known to be non-functional have been identified and included in *Attachment A*

3. **Additional/Alternative Projects.** Committee Member John Nicolas (District 8): Regarding the list of additional/alternative projects the committee may develop for contingency funding. Please provide info on these projects, such as:

- What were the specific contingency projects from the 2017 Facilities committee?
- Include project name, any description or details that existed at the time, and of course the proposed budget dollars.
- Please confirm if any of these projects were eventually funded, and if so, their current status (planned, in design, etc.)
- Last, please confirm which, if any of the 2017 alternate projects were submitted again for the 2022 Bond.

During the Facilities Committee Meeting on December 16, 2016, Committee Members recommended and voted for three projects to be placed on a reserves list.

Reserves: List of Projects	Amount
Central Library – Texana Project	\$300,000
Las Palmas Library Project	\$1,000,000
Perrin Beitel Homestead Project	\$750,000

Central Library – Texana Project: Funding has been leveraged by private donations managed by the

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Library Foundation. The construction contract will be presented for City Council consideration in February 2022 as final fundraising efforts continue by the Library Foundation. Construction is anticipated to begin in March 2022. Other funds allocated to the Central Library include \$2 Million for exterior painting that is expected to begin soon. The Central Library is also on the 2022 Bond Staff Recommended List of Projects for \$6 Million.

Las Palmas Library Project: Funded by the 2017 Bond Program. The construction contract will be presented for City Council consideration in February 2022. Construction is anticipated to begin in late March to Early April 2022. The 2022 Bond list of recommended projects includes \$5,250,000 for the Las Palmas Branch Library and Westside Strategic Area Development. It is estimated that 35-40% would be dedicated to the Las Palmas Library facility.

Perrin Beitel Homestead Project: Funds allocated for this project were leveraged with Linear Creekways Program funding following the 2017 Bond election. Discussions for this project include tying the Homestead into a larger trail network through the CPS Tuttle Property over to LBJ Park. It is also planned for this project to be included in the Beitel Creek extension, creating a trail network from north of Morgan's Wonderland over to the Salado Creek Greenway trailhead located in LBJ Park. The construction contract was approved by City Council on October 14, 2022. Construction is anticipated to begin soon.

4. **Total amount requested by project.** Committee Member Jennifer Ramos (District 3): Is it possible to get the amount that each project requested?

Attachment B provides a list of projects recommended and projects considered that reflects the total amount requested by project.

5. **Fire Station 10** Committee Member Keri Neff (District 7): The scope of fire station 10 replacement is not clear. Has the Office of Historic Preservation been consulted with on this project regarding how to stabilize the existing structure?

The scope for the Fire Station 10 includes the replacement of the Fire Station. A new location will be identified, and a new facility will be built that accommodates the personnel needs and equipment that the current location cannot provide. Fire Station 10 was built in early 1900's when horses were used to pull the fire engines and personnel assigned to the station was for fire services only. The Fire service has evolved since, and the SAFD now provides both fire and emergency medical services (EMS) at each of its fire stations. The equipment is much larger, and the number of personnel assigned to each fire station has increased. The current footprint of fire station 10 does not accommodate the needs of a modern fire department, the location makes it very challenging for units to exit and enter the facility as it is located in a corner or a busy intersection. The sleeping and living quarters of the facility are too small and not adequate to accommodate the current fire personnel assigned to the station.

6. **Resiliency** Committee Member Keri Neff (District 7): Can the City staff change the term "resiliency" to "recovery" with regards to Public Safety Facilities Improvements that include generators and separate the generators as its own project proposal? Resilience is a term that would refer to build in design of systems and structures that would withstand exterior events whereas the term recovery is restoring services lost in emergencies and would better describe the plan and resources the staff is recommending for emergency preparedness with regards to our fire and police stations. Terms are important as the word "resiliency" will be used in future contexts within city council and it is important to define the meaning for the larger public.

Staff will take the re-wording recommendation into consideration upon finalizing project names and scopes.

7. **Disability Access** Committee Member Keri Neff (District 7): Can we define in the scope of the projects the ones that will include disability access?

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All City of San Antonio projects are built with disability access in mind and built to meet accessibility requirements. All City facilities design plans are reviewed by Texas Department of Licensing and Regulation (TDLR) for compliance with the Americans with Disability Act (ADA).

8. **K-9 for Warriors Project** Committee Member Keri Neff (District 7): The scope for the K9 for Warriors project funding is not clear. Does this proposal also contribute to the Animal Care Facility and does this project prioritize local veterans and those with disabilities locally? Can we add Pet Co and the national K9 for Warriors organization to the outside funding column?

K9 for Warriors will one of the agencies presenting at tonight's meeting. Staff will ask them to address the scope of work in more detail. Please note that the other funding column reflects potential or committed funding sources/amounts (if known) anticipated to be used towards the proposed project.

9. **Texas Biomed Proposal** Committee Member Keri Neff (District 7): Can we add the NIH and PACE to the outstanding funding column of the Texas Biomed proposal?

The other funding column reflects potential or committed funding sources/amounts (if known) anticipated to be used towards the proposed project.

10. **Arts Projects** Committee Member Keri Neff (District 7): Can we stipulate that all public art projects under the bond be open to a public competition and have public input as to the recipient of the project?

Below is a summary of the Public Art Process:

- City Council approves Pre-Qualified Artist List
- Public input collected through surveys, meetings including San Antonio Arts Commission and its Public Art Committee
 - Project Selection – Location & Type
 - Project Theme
 - Artist Selection
 - Approval of Concept
- Project dedication includes community celebration

11. **City-owned Projects** Committee Member Keri Neff (District 7): Can we stipulate that that any existing city owned facility that is included in this bond program go through extensive benchmarking program to fully assess the needs of the facility before beginning the upgrades and renovations?

The Project Manager and Design Consultants will undergo programming and needs assessments for every city-owned facility project included in the bond program during the initial stages of every project development.

OUTSTANDING QUESTION

12. **Considered List of Projects: At the November 4th meeting**, Committee member Jessica Brune (District 9) requested the list of facility projects that did not make the staff recommended project list be provided and to include the city council district where the facility is located, date build, square footage, and a list of recent renovations.

This information will be emailed by Friday November 19

Attachment A

Public Safety Facilities Generator Information

Department	Building	Existing Generator KW	Existing Fuel	Existing Condition
Fire	Fire Station 01	150	Oil	Good
Fire	Fire Station 02	60	Oil	Good
Fire	Fire Station 03	None	None	None
Fire	Fire Station 04	30	Oil	Non Functional
Fire	Fire Station 05	None	None	None
Fire	Fire Station 06	None	None	None
Fire	Fire Station 07	37.5	GAS	Good
Fire	Fire Station 08	40	GAS	Good
Fire	Fire Station 09	30	Oil	Poor
Fire	Fire Station 10	None	None	None
Fire	Fire Station 11	80	GAS	Fair
Fire	Fire Station 12	None	None	None
Fire	Fire Station 13	None	None	None
Fire	Fire Station 14	30	Oil	Non Functional
Fire	Fire Station 15	40	GAS	Non Functional
Fire	Fire Station 16	35	GAS	Good
Fire	Fire Station 17	15	Oil	Poor
Fire	Fire Station 18	60	Oil	Good
Fire	Fire Station 19	65	Oil	Good
Fire	Fire Station 20	35	GAS	Poor
Fire	Fire Station 21	40	Oil	Good
Fire	Fire Station 22	30	Oil	Poor
Fire	Fire Station 23	40	Oil	Good
Fire	Fire Station 24	None	None	None
Fire	Fire Station 25	60	GAS	Good
Fire	Fire Station 26	30	Oil	Non Functional
Fire	Fire Station 27	150	Oil	Good
Fire	Fire Station 28	40	Oil	Good
Fire	Fire Station 29	40	GAS	Good
Fire	Fire Station 30	60	Oil	Good
Fire	Fire Station 31	None	None	None
Fire	Fire Station 32	60	Oil	Good
Fire	Fire Station 33	15	Oil	Non Functional
Fire	Fire Station 34	30	Oil	Good
Fire	Fire Station 35	30	oil	Good
Fire	Fire Station 36	30	Oil	Poor
Fire	Fire Station 37	None	None	None
Fire	Fire Station 38	40	GAS	Good
Fire	Fire Station 39	30	Oil	Non Functional
Fire	Fire Station 40	30	GAS	Good
Fire	Fire Station 41	30	Oil	Poor

Department	Building	Existing Generator KW	Existing Fuel	Existing Condition
Fire	Fire Station 42	25	GAS	Poor
Fire	Fire Station 43	30	Oil	Good
Fire	Fire Station 44	30	Oil	Non Functional
Fire	Fire Station 45	35	GAS	Fair
Fire	Fire Station 46	30	GAS	Good
Fire	Fire Station 47	30	GAS	Good
Fire	Fire Station 48	35	GAS	Good
Fire	Fire Station 49	37	GAS	Fair
Fire	Fire Station 50	50	Oil	Good
Fire	Fire Station 51	50	Oil	Good
Fire	Fire Station 52	None	None	None
Fire	Fire Station 53	None	None	None
Fire	Logistics Warehouse	None	None	None
Police	North Substation	40	oil	Good
Police	NW Prue Substation	2-40	oil	Good
Police	East Substation	40	oil	Good
Police	West Police Substation	40	oil	Good
Police	South Police Substation	40	oil	Good
Police	Central Police	2-1000	oil	Good
Police	Evidence Storage	60	oil	Good
Police	Detention Center	250	oil	Fair
Police	SAPD Helicopter Stinson Airport	40	oil	Good

2022 - 2027 Bond Program**All Projects For Possibility of Including in 2022 Bond Program**

As of September 2021

Project Name	Council District	Total Request	Recommended Budget	Other/Potential Funding Sources	Project Recommendation	Scope
Fire Station #10 (Replacement)	1	\$ 12,500,000	\$ 12,500,000		Recommended	Development of a new fire station to replace the existing Fire Station #10 built in 1914.
Carver Branch Library	2	\$ 12,500,000	\$ 12,500,000		Recommended	Renovation and expansion of the Carver Branch Library to a regional branch library.
Ella Austin Community Center	2	\$ 23,000,000	\$ 11,500,000	\$11.5 million inner city TIRZ	Recommended	Renovation and facility improvements to the Ella Austin Community Center Campus to include, but not limited to, building envelopes, interior modifications, upgrades to major building systems and site improvements.
(New) Police Substation	3	\$ 19,000,000	\$ 19,000,000		Recommended	Construct a new facility to provide services and serve as new location for canine unit in Council District 3 area.
Las Palmas Branch Library (Westside Strategic Development Area)	5	\$ 5,250,000	\$ 5,250,000		Recommended	Renovations and improvements to the Las Palmas Branch Library and adjacent public gathering plazas/spaces in support of a unified campus based the Las Palmas Westside Strategic Area Study.
Texas Biomedical Research Institute	6	\$ 31,500,000	\$ 11,000,000		Recommended	Leverage funding for the renovation and improvement of Texas Biomed Facility. Total Project Cost = \$31.5 Million
Animal Care Veterinary Hospital	CW	\$ 17,000,000	\$ 15,033,240		Recommended	Construction of a new 7,200 square feet veterinary hospital including the renovation of existing clinic and replacement of livestock area and/or expansion of existing facility.
Citywide Municipal Facility & Resiliency Improvements	CW	\$ 60,000,000	\$ 6,000,000		Recommended	Rehabilitation, resiliency and improvements to select existing municipal facilities based on identified needs and assessments. Facility upgrades to improve the condition, increase sustainability and extend the lifecycle of city facilities and building systems.
Citywide Public Health Facility & Resiliency Improvements	CW	\$ 35,000,000	\$ 3,695,000		Recommended	Rehabilitation, resiliency and improvements to select existing public health facilities based on identified needs and assessments. Facility upgrades to improve the condition, increase sustainability and extend the lifecycle of city facilities and building systems.
Citywide Public Safety Facility & Resiliency Improvements	CW	\$ 60,000,000	\$ 11,130,000		Recommended	Rehabilitation, resiliency and improvements to select existing public safety facilities based on identified needs and assessments. Facility upgrades to improve the condition, increase sustainability and extend the lifecycle of city facilities and building systems.
Magik Theater Renovations	CW	\$ 2,750,000	\$ 2,750,000		Recommended	Project scope includes modifications to building envelope, major building systems and interior renovations.
World Heritage Center Phase II	CW	\$ 3,500,000	\$ 3,500,000		Recommended	Phase II Development of the World Heritage Center located at the Mission Marquee Plaza to possibly include enhancements to existing structures, expanded parking, comprehensive campus signage package and construction of an outdoor open air pavilion.

Project Name	Council District	Total Request	Recommended Budget	Other/Potential Funding Sources	Project Recommendation	Scope
Central Library Renovation	Regional	\$ 3,500,000	\$ 6,000,000		Recommended	Renovations and improvements to the Central Library and to address improvements identified in the BESD facility assessment.
Tower of Americas	Regional	\$ 10,000,000	\$ 10,000,000		Recommended	Rehabilitation and renovations to the iconic Hemisfair 1968 structure to modernize major building systems, improve the facility condition, and extend the structure's life cycle.
Petco Love K9 Center (Texas Headquarters) Phase 2	Regional	\$ 4,500,000	\$ 2,250,000		Recommended	For the completion of planned capital needs on land leased from the City. Phase 2 improvements to possibly include 7,000 square feet of additional space and 28 additional kennels.
Guadalupe Theater	Regional, 1	\$ 2,500,000	\$ -		Considered	Renovations and improvements to the historic Guadalupe Theater.
Carver Community Cultural Center	CW	\$ 2,250,000	\$ -		Considered	Interior improvements to the historic Carver Community Cultural Center.
Citywide Equipment Warehouse (Fire) Hazard Mitigation	CW	\$ 12,500,000	\$ -		Considered	(Hazard Mitigation Plan) Purchase or construction of a facility to centralize emergency equipment and supplies. Submitted as a hazardous mitigation action item.
San Antonio Little Theatre Inc. dba The Public Theater of San Antonio	Regional	\$ 2,750,000	\$ -		Considered	Renovations to the New Gallery Space Flooring; installation of the new Air Conditioning System, and for creation of a New Outdoor Performance Area. All of these improvements and enhancements will increase the quality, accessibility, and capacity of Esperanza's central Exhibit and Performance venue.
La Villita	Regional	\$ 2,500,000	\$ -		Considered	Repair and renovation of historic facilities and exterior spaces within San Antonio's first neighborhood for community and cultural use.
Market Square Area Improvements	Regional	\$ 6,500,000	\$ -		Considered	Interior and exterior improvements to the Market Square and Farmers Market Building for community use. Funds will be leveraged with Zona Cultural improvements.
Municipal Archives & Records Facility	Regional	\$ 4,600,000	\$ -		Considered	Interior and exterior improvements to enhance security features, improve the facility condition, and extend the structure's life cycle. Improvements to include installation of security cameras around perimeter of facility including inside facility to include warehouse; Metal detectors at entrances/exits; panic button at each of the 10 windows and passport front desk/vital records front desk; badged entry to all doors; modify existing cameras to include audio to hear dialogue; exterior motion cameras with night vision and audio.
San Antonio Scottish Rite Library & Museum	1	\$ 650,000	\$ -		Considered	Rehabilitation and restoration of San Antonio Scottish Rite Library and Museum building.
Fire Station #21 (Replacement)	Regional	\$ 12,000,000	\$ -		Considered	Development of a new fire station to replace the existing Fire Station #21 built in 1929.
Fire Station #53 Phase II Permanent	Regional	\$ 12,000,000	\$ -		Considered	Development of a new Fire Station to replace temporary Fire Stations built. (8-10 year life span).
Training Academy Improvements Driving Track	3	\$ 7,600,000	\$ -		Considered	Improvements to SAPD Training Academy driving track.
Training Academy Improvements Gas Training Bldg	3	\$ 750,000	\$ -		Considered	Improvements to SAPD Training Academy gas training building.

Project Name	Council District	Total Request	Recommended Budget	Other/Potential Funding Sources	Project Recommendation	Scope
Training Academy Improvements Parking for Tactical Village and Parking Lot	3	\$ 1,600,000	\$ -		Considered	Expansion of parking lot and addition of spaces.
Aquatic Center at Palo Alto College	4	\$ 1,940,000	\$ -		Considered	Leverage funding to continue improvements to natatorium.
Fire Station #52 Phase II Permanent	5	\$ 12,000,000	\$ -		Considered	Development of a new Fire Station to replace temporary Fire Stations built. (8-10 year life span).
SAPD Impound Lot Relocation	8	\$ 26,000,000	\$ -		Considered	Provides funding to include property acquisition and relocation.
Fire Station #33 (Replacement)	10	\$ 12,000,000	\$ -		Considered	Development of a new fire station to replace the existing Fire Station #33 built in 1972.
Replace Bob Ross Comprehensive Senior Center	CW	\$ -	\$ -		Considered	Construct new facility that will support senior and constituent services, meeting space and other recreation services. Tear down existing senior center and adjacent vacant Fire station building to construct a new senior center with a medical component such as Well Med.
SAPD Northsubstation Facility Upgrades	10	\$ 5,000,000	\$ -		Considered	Renovations and improvements to the North Substation facility.
Esperanza Peace and Justice Center	CW	\$ 700,000	\$ -		Considered	Construction of new gallery space flooring installation of the new HVAC and new outdoor performance area to increase the quality, accessibility, and capacity of Esperanza's central Exhibit and Performance venue.
San Antonio Museum of Art	CW	\$ 15,000,000	\$ -		Considered	Design and construction of a three-story structure across the street from the Museum that will allow expansion into spaces of the main building for displaying more of the SAMA collection. Structure will also allow space for offices, classroom, and meeting space needed by the museum.
Witte Museum	CW	\$ 1,600,000	\$ -		Considered	Development of Dawson Family Hall.
YOSA (Youth Orchestras of San Antonio)	CW	\$ 6,500,000	\$ -		Considered	Design and construction of a 30,000 sq ft facility to create multiple rehearsal, classroom, storage, and administrative spaces.
Brooks Living Lab	Regional	\$ 4,000,000	\$ -		Considered	Construction of a lab facility to study and test innovative technology projects and concepts.