

CITY OF ALAMO HEIGHTS
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COMMUNITY INPUT OPEN HOUSE
QUESTIONS AND COMMENTS

QUESTIONS:

1. What are the exterior options for the building?
 - ✓ Exterior may be a light steel frame and metal studs. Stucco seems to be the exterior materials predominate along Broadway and in the City of Alamo Heights.
2. What scheme does staff recommend to function best?
 - ✓ Staff preferred Scheme A-1. It also allows Police Officers to respond to emergency calls directly onto Broadway.
3. Is any scheme larger than another scheme?
 - ✓ No, the program is the same in all schemes, appromixcately 24,000 square feet.
4. Can you reload the apparatus bay from Bluebonnet?
 - ✓ No, the lack of maneuvering space does not allow reloading the apparatus bay with larger trucks from Bluebonnet.
5. What additional facility will the Fire Department obtain in the new schemes?
 - ✓ All the schemes will accommodate the Fire department's nine vehicles, including: EMS, first responder trucks, trailers, and equipment. Proper living quarters are provided as well as a day room, kitchen, and administrative offices. Currently, the Fire Department is 8,000 feet and 11,000 feet is proposed for the Fire Department.
6. Does the plan accommodate another large ladder truck, in the future?
 - ✓ Currently, the ladder truck is 45 feet long. The width of fire trucks will not change to allow them to travel on the streets. The new apparatus bay will be is at least 60 feet deep which will accommodate a future longer truck.

7. What is the final determination of the tin man as some residents have expressed to keep it?
 - ✓ The tin man is displayed in several schemes but for a short-term period of time. The tin man is in poor condition and at some point it will need to be removed because it is not serving its purpose. Repair is estimated at \$300,000.
 - ✓ The tin man out flow is 7 feet lower than other two larger water tanks, restricting the new water towers from being filled to their fullest capacity. City Council will decide the fate and destination of the tin man.
8. What is the percentage of calls that are addressed directly from the Police Department?
 - ✓ Majority of the calls are addressed by patrolling Police Officers, however there are occasions when a Police Officer at the Police Department will respond to a call.
9. If an existing building is salvaged, how much is the price of the facilities and does it have an impact on the price range?
 - ✓ The total project budget range is \$6.5M – \$6.9M. It includes building construction, site construction, furniture, fees and equipment. At the conceptual level, the cost in remodeling and renovating the existing city hall building versus new construction has a negligible difference in the overall cost of the project. Although salvaging existing structures when it makes sense is a very sustainable endeavor, it can cause a compromise to a functional plan layout. Relating existing building floor levels to new floors levels to meet the ADA and functional requirements will be a challenge. Maintaining load bearing walls or some alternative will be necessary. To meet current energy standards and a serviceable life span in the existing buildings, it will be necessary to upgrade roof and wall insulation, HVAC equipment, lighting and electrical systems. Additionally interior finishes will be removed and replaced. Although on the surface it may seem that the least expensive approach is to renovate, but when you consider the additional labor and unexpected surprises in renovation projects, in the long term constructing a new building with modern efficient systems in place may be the most cost effective.
10. What per \$100,000 valuation for homes will cost the taxpayers?
 - ✓ The last proposition in 2009 was considered for \$10.3M and this proposition range is \$6.5M – \$6.9M. A one sheet handout was provided to requestor.
11. If the bonds were financed today, what would be the interest rate?
 - ✓ With today's interest rate, it would be 3.75% and the City has presented an estimate of 4.5% interest rate at a conservative approach of calculations. At a lower interest rate of 4.5%, the costs would decrease.

12. Referencing the demonstrated graph, did the tax increase calculations included residents that are over 65 and have applied to freeze their taxes; in addition what percentage are senior citizens.

- ✓ The calculations for residents over 65 and anticipated seniors are included in the projects costs as the information is from the taxable assessed evaluation. The displayed costs would apply to residents that have not applied for their over 65 exemptions and option to freeze taxes. The percentage rate on senior citizens was not available but is reflected on the chart.

13. What is the appraised increase on an annual basis over the past 10 years.

- ✓ Mark Browne replied that the city is being conservative with their projections and the appraised increase has been 10% per year.

14. What is the term of the bond issue and bond rating for the City of Alamo Heights?

- ✓ The bond issue is a 20-year term with a bond rating of A+.

15. Is the Consumer Price Index (CPI) considered in the calculations?

- ✓ Borrowing is noted and the financing will be fixed and not indexed. There may be inflation between now and the issuance of the bonds.
- ✓ It is a fixed rate for the life of the bond at the time the purchase contracts are signed. The coupon rate does not change the rates since the rate is locked in.

16. Were the options for renovation considered to change configuration and making improvements to the Fire Department and cost?

- ✓ Renovations to the current Fire Department buildings have been considered but the size and height of the existing building will not accommodate the current modern fire trucks. The temporary metal building fire house was constructed as a minimal temporary measure for the ladder truck. It requires the large ladder truck to be backed in off of Broadway which is an unsafe situation. It has no plumbing and the foundation is minimal. Renovating these existing Fire Department buildings is not feasible.

17. How many parking spaces will be obtained if the City-owned homes are demolished as parking is a necessity?

- ✓ Approximately 50 parking spaces.

18. Was parking in the rear of the site plan considered?

- ✓ Yes parking was considered in the rear of the site as illustrated in some of the schemes. Clear and obvious access to the parking by the public from Broadway

and separated from the police and fire department traffic is one of the planning goals. Cappy's Restaurant and the Argyle are good examples of screening parking with landscaping. The idea of parking behind with access to Broadway will be studied further.

19. Was there consideration in placing a non-emergency response building to be placed in the rear of the site plan?

- ✓ In the 2009 proposition planning, the Henderson residents were concerned about city facilities encroaching on the residential area along Henderson. These schemes presented tonight were designed to have all the buildings relate to the commercial "main street" character of Broadway.

20. A few proposed schemes display joint buildings with the Police Department and Administration will there be a wall or a common lobby area?

- ✓ Those particular schemes suggest one building in which the Police Department and Administration will be separated by a wall but will share a common entry lobby area. A Sally port is planned for the Police Department to be furthest from the public entrance.

21. Is it cost effective to have Police and Administration in one building and share a common lobby?

- ✓ Yes, it is cost effective to have both departments in one building. Many of the common area spaces such as public restrooms and the lobby can be shared.

22. Currently the existing facilities total 21,208 square feet and the total proposed construction equals to 24,546 square feet, is that enough square footage to provide services for another 50-60 years?

- ✓ The management of services provided by the City will determine space needs for the future. The roof structure of the new administration building could be designed to support an additional floor, for a vertical expansion if needed. There would be a slight cost premium for this option but it would allow for some future expansion.

23. Is it feasible to have a basement on-site to accommodate future growth or preparedness in the event of a disaster?

- ✓ It is expensive to construct basements and the cost would not justify the benefit.

24. Is a new emergency generator included in the plan and cost?

- ✓ A line item of \$100,000 is earmarked for the emergency generator; however, additional engineering to confirm the size of it for the desired emergency power requirements will be necessary.

25. Has water supply/rights been considered in the planning process?

- ✓ It is noted.

26. What about the accessibility to the City complex by public transportation?

- ✓ There are VIA bus stops on Broadway. One is directly across the street from City Hall and another is near Wildrose Avenue.

27. How much is the elevation drop from Henderson Street to Broadway?

- ✓ The alley behind city hall is about 10 feet higher than Broadway and 10 feet higher than Henderson Street.

28. Are there existing trees in the site plan design?

- ✓ There are proposed existing trees to save along Broadway and new proposed trees.

29. Are the buildings in all schemes energy efficient?

- ✓ Yes, the buildings in all schemes are energy efficient and green.

30. Why were City-owned homes ruled out for any planning?

- ✓ City-owned homes on Henderson St. do not have a proximity to Broadway and the Facility Committee wanted to honor the neighboring residents' desire to not have the City complex encroach into the residential neighborhood.

31. Will construction be all at once or in stages and where would all the equipment and staff go.

- ✓ Depending on the scheme selected, there will be a transition plan for each scheme. The City owns three residential homes and may be used for transition Administration offices and temporary living quarters for the Fire Department. Off-site leased offices are considered in some schemes. The Fire Department needs to accommodate large equipment ready to utilize while other departments are more flexible. In all the schemes, the fire trucks would be located in the temporary building during construction.

32. Scheme B is the only scheme that has the Fire Department located on the south end, are the other schemes being considered.

- ✓ When Scheme B was developed there were shortcomings noted. It would require the Fire Department building be built in two phases to maintain the existing temporary building during construction. Scheme B does not have good public access to parking, nor is the parking location relative to the buildings logical. The

Scheme B study made it obvious that the Fire Department needs to be on the corner of Broadway and Bluebonnet.

33. The amount of \$534,000 is steep for the architectural and engineering fees. A comparison was made for a designed two-story 30,000 square foot building, red brick buildings with high quality construction and total architectural fee was \$55,000.

- ✓ Architectural / Engineering fees are suggested in the total project budget estimate are based on typical fees for this scope and type of project.

34. What is the average height of the buildings?

- ✓ The buildings are 13 feet (floor to floor) and the apparatus bay is approximately 21 feet high.

35. Is there a Council Chamber to host meetings?

- ✓ The space program suggests a Council Chamber to seat 50 guests, a small conference room is to accommodate 12 people, and a training room that accommodates 25 people.
- ✓ Consideration of two meeting rooms to serve as the overflow of the Council Chamber, instead of three meeting rooms was expressed.
- ✓ An explanation was provided on how the various departments will utilize the meeting rooms.

VERBAL COMMENTS:

1. Visible parking on Broadway is not important.
2. Placing a park in replacement of the City-owned residential homes.
3. Developing a landscaped green area to separate the commercial and public area to enable architects to use entire site area at its maximum benefit.
4. Demolishing the City-owned residential homes will enable the City to make a green space and to utilize all the space to make the buildings efficient.
5. Suggestion to have a separate egress and ingress for Police, Fire Department, and one solely for the public to conduct business.
6. Facilities are needed and the Fire Department should be considered first and then consideration of a City Hall. All schemes seem logical.
7. Recommendation to consider additional room for people to sit rather than stand in the Council Chambers.
8. View the tin man as an opportunity for the community to think about what to do with the tin man as an icon and not as a water tower.
9. Consideration of two meeting rooms to serve as the overflow of the Council Chamber, instead of three meeting rooms.
10. Place parking on the rear of the complex and the building should be aesthetically pleasing on Broadway.
11. Remove parking spaces on Bluebonnet and replace them with a green space.

12. An estimate of \$34,000 is appropriate for the municipality's square footage for architectural and engineering fees, concern of the high cost estimate.
13. Estimated programming costs equal to be \$300 per square footage.
14. A new generator is needed.
15. First house on the alley is in very poor condition and may be demolished for needed space; the remaining houses may be sold or retained for future expansion.
16. The buildings fronting Broadway could be moved back to allow for pull-in parking on Broadway.
17. Scheme D is a single phase construction, while the other schemes consisted of two or more phases for construction and that multiple phase schemes would be more expensive.
18. Scheme C looked good if the houses were demolished for parking.

WRITTEN COMMENTS:

19. Scheme A is favorable.
20. In favor of creating parking access off Broadway; do not make entrance in the back.
21. Beautification of Bluebonnet would be a plus and would increase property values.
22. Scheme A-1 is favorable.
23. Financing is expensive, current range does not include interest.
24. Does the price include rental and storage?
25. Houses should be sold before demolished.
26. Please do not use all 3 houses for parking lot, preserve at least 2 houses.
27. Are we always going to have more than 100 employees?
28. It may be cost effective to demolish one or both residential homes rather than to remodel homes.
29. Strongly approve of moving forward.