VZ
11/19/15
Item No. 26A

AN ORDINANCE 2015-11-19-0976

APPROVING A MEMORANDUM OF UNDERSTANDING WITH EDGEWOOD INDEPENDENT SCHOOL DISTRICT, ALAMO COMMUNITY COLLEGE DISTRICT, AND WESTSIDE DEVELOPMENT CORPORATION IN CONNECTION WITH THE FUNDING AND CONSTRUCTION OF CAPITAL IMPROVEMENTS TO THE WESTSIDE EDUCATION AND TRAINING CENTER, AN ALAMO COLLEGES WORKFORCE SPECIALTY CENTER OPERATING AT THE FORMER LINCOLN ELEMENTARY SCHOOL, LOCATED AT 563 S.W. 40TH STREET IN COUNCIL DISTRCIT 6.

* * * * *

WHEREAS, the Westside Education & Training Center (WETC) was created in 2006 out of a partnership between the City of San Antonio, Alamo Community College District (ACCD), and Edgewood Independent School District (EISD), collectively referred to as the Partners, to provide a means for residents to attain entry-level occupational skills or to increase technical skills; and

WHEREAS, the WETC is operated by ACCD at the former Lincoln Elementary School through a no-cost lease with EISD and has provided workforce training, and occupational and academic instruction to over 12,000 students since its inception; and

WHEREAS, the buildings at the WETC campus require mechanical systems upgrades, including the installation of an elevator, to allow for the full use of existing space, which upgrades are estimated to cost $887,823.00; and

WHEREAS, a $300,000.00 grant from the State of Texas and $500,000.00 in unissued City Certificates of Obligation have been identified as sources of partial funding for these improvements, and ACCD has committed to pay for the remaining costs of $87,823.00 and any excess expenses; and

WHEREAS, these funding commitments and obligations of the Partners, now joined by the Westside Development Corporation (WDC), are set out in a Memorandum of Understanding which has previously been approved by governing boards of the Partners and the WDC, and which staff now recommends for approval by the City Council; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The terms and conditions of a Memorandum of Understanding (MOU) between the aforementioned parties for improvements to the Westside Education and Training Center located at 563 SW 40th Street, are hereby approved.

SECTION 2. The City Manager or her designee is authorized to execute the MOU, a copy of which is set out in Exhibit I.

VZ
11/19/15
Item No. 26A

SECTION 3. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 19th day of November, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek
City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda
Acting City Attorney

Agenda Item:	**26A (in consent vote: 5, 6, 7, 8, 9A, 9B, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26A, 26B)**
Date:	11/19/2015
Time:	09:11:03 AM
Vote Type:	Motion to Approve
Description:	An Ordinance approving a Memorandum of Understanding with Edgewood Independent School District, Alamo Community College District, and Westside Development Corporation in connection with the funding and construction of capital improvements to the Westside Education and Training Center, an Alamo Colleges Workforce Specialty Center operating at the former Lincoln Elementary School, located at 563 S.W. 40th Street in Council District 6.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Agenda Item:	**26A (in consent vote: 26A, 26B)**
Date:	11/19/2015
Time:	02:42:51 PM
Vote Type:	Motion to Approve
Description:	An Ordinance approving a Memorandum of Understanding with Edgewood Independent School District, Alamo Community College District, and Westside Development Corporation in connection with the funding and construction of capital improvements to the Westside Education and Training Center, an Alamo Colleges Workforce Specialty Center operating at the former Lincoln Elementary School, located at 563 S.W. 40th Street in Council District 6.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7				x		
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

Exhibit I

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "**MOU**") is entered into on this ____ day of October 2015 under the authority of Chapter 791 of the Texas Government Code by and between the **CITY OF SAN ANTONIO, (City)**, a Texas municipal corporation acting by and through its City Manager or designee as authorized by the City Council located at 100 Military Plaza, San Antonio, Texas 78205, **WESTSIDE DEVELOPMENT CORPORATION** ("**WDC**"), a local government corporation created under Subchapter D, Chapter 431 of the Texas Transportation Code and approved by the City via Resolution 2006-11-02-1255 on November 2, 2006 is located at 2300 W. COMMERCE, SUITE 207, SAN ANTONIO, TEXAS 78207, **EDGEWOOD INDEPENDENT SCHOOL DISTRICT** ("**EISD**"), an independent school district and political subdivision of the State of Texas, which derives its legal status from the Constitution of the State of Texas and from the Texas Education Code, located at 5358 W. COMMERCE, SAN ANTONIO, TEXAS 78237 and **ALAMO COMMUNITY COLLEGE DISTRICT** ("**ACCD**"), a public junior college district and political subdivision of the State of Texas located at 201 W. SHERIDAN, SAN ANTONIO, TEXAS 78204 . City, WDC, EISD and ACCD are herein referred to as the "**Parties**" or individually as a "**Party**".

Recitals

WHEREAS, the City has agreed to grant funds of FIVE HUNDRED THOUSAND DOLLARS ($500,000) to WDC to be used for Tier I capital improvements for the Westside Education and Training Center ("WETC"), an ACCD Workforce Specialty Center located at the former Lincoln Elementary School at 563 S.W. 40th Street, San Antonio, TX. 78237, an EISD campus ("Campus"), which Campus consists of a main building housing the WETC ("Center"); a separate building formerly housing the offices of Project Quest ("Offices"), and the Campus ground; and

WHEREAS, EISD will enter into at least a ten (10) year long term lease of the Campus with ACCD for the Center; and

WHEREAS, as a requirement of the City providing the grant funds to WDC to make the capital improvements to the WETC facility, the City requires WDC to enter into a lease for the Campus; and

WHEREAS, the Parties wish to continue to provide and expand education, training and related services responsive to labor market needs for a trained and productive workforce in the west side of San Antonio and to EISD; and

WHEREAS, the purpose of this MOU is to memorialize the commitment of the Parties, to cooperate and work together for the development of the WETC to (i) provide a venue for community residents to attain entry-level occupation skills or increase technical skills to connect to jobs or higher education opportunities, (ii) to provide an expansion of educational opportunities to students attending and /or eligible to attend EISD schools; and (iii) to increase the skills of the EISD workforce and enable eligible EISD employees to improve their employment opportunities within the school district:

NOW, THEREFORE, the Parties hereto agree as follows:

I. GENERAL PROVISIONS

1. The City is a political subdivision governed by the City Council (the "Council") which has recognized the community revitalization efforts and mission of WDC to serve historically underutilized areas on behalf of the City.

2. EISD is an independent school district and political subdivision of the State of Texas governed by a Board of Trustees with a mission of educating children residing within its boundaries in the west side of San Antonio and ensuring that area residents attain education and training degrees and/or other educational opportunities.

3. ACCD is a political subdivision governed by a Board of Trustees that wishes to continue providing education, training and related services at the Center that will provide college educational opportunities to local residents.

4. WDC is a local government corporation authorized by Chapter 431 of the Texas Transportation Act, and is governed by a Board of Directors with a mission of advocating and working for the Westside community toward the building and sustaining of a diverse and prosperous workforce and economy.

5. This MOU is entered into for the purpose of providing for the continuation and enhancement of the WETC services and training to be located at the Campus, for the 2015-2016 regular ACCD academic year through the 2024-2025 regular ACCD academic year and to articulate services, to be provided to EISD and eligible EISD students and personnel. The WETC will continue to be utilized to provide education and training that will provide college educational opportunities to residents and will respond to local labor market needs for a trained and productive workforce. The WETC services and training will assist residents and incumbent workers in attaining academic and training competitiveness prescribed by the Texas Higher Education Coordinating Board, Southern Association of Colleges and Schools, Texas Education Agency, and specified business and industry standards, as appropriate. Upon completion of the TIER I

improvements, the parties may agree to build additional facilities for the purpose of making improvements to the Center and Campus. Such expansion of facilities must be agreed in writing and approved by EISD, ACCD and WDC. Enhanced services to EISD are more particularly set out in **ATTACHMENT II** to this MOU, which is made a part of this MOU and incorporated herein as if entirely written out herein.

6. The Tier 1 improvements and all other improvements made to the Campus are eligible for the City's Inner City Reinvestment Policy (ICRIP). The objectives of the ICRIP are met by the improvements in that the improvements iincrease redevelopment of an underused building and site, and it increases the rehabilitation, upgrade and adaptive reuse of an existing building. The ICRIP incentives will apply to fees such as City platting fees, land development fees, impact fees and alley closures if necessary.

7. The Parties represent, warrant, assure and guarantee that they each possess the legal authority, pursuant to any proper, appropriate and official motion, resolution, ordinance or action passed or taken, to enter into this MOU and to perform the responsibilities herein required.

II. CONTINUATION OF THE WETC ADVISORY BOARD

1. The WETC Advisory Board shall consist of nine (9) members. All members shall be appointed by the WETC Stakeholder Committee. Members shall be representative of community, business/industry, workforce agencies, and EISD, ACCD and WDC (the latter three, collectively, "Represented Stakeholders"). Community, business/industry, and workforce agencies will hold two (2) seats each; the three Represented Stakeholders will hold one (1) seat each.

2. All future appointments to the WETC Advisory Board when a vacancy arises shall be made by the Represented Stakeholders and shall not alter the distribution of representation of the various stakeholders that comprise the Board.

3. The sole purpose of the WETC Advisory Board shall be to advise ACCD and the EISD Board of Trustees regarding curriculum, operating policy and procedures, and other matters as deemed appropriate by the WETC Advisory Committee, and to provide a variety of community perspectives relevant to establishment and ongoing operation of the WETC for its intended purposes. Curriculum shall include but not limited to provisions for EISD students to participate in dual credit, dropout intervention, and EISD workforce development.

4. The WETC Advisory Board shall update its bylaws to reflect changes agreed to within this MOU, but shall have no authority to modify this

MOU or require the parties, or any of them, to take any action. Bylaw must receive approval by EISD, ACCD and WDC.

III. SCOPE OF SERVICES

1. Contingent upon satisfactory evidence of compliance with the conditions and requirements stated in Article II and Article III of this MOU, CITY shall make available to the WDC FIVE HUNDRED THOUSAND DOLLARS ($500,000) to be used for TIER 1 capital improvements to the Center. Total TIER 1 capital improvements are estimated to be EIGHT HUNDRED EIGHTY-SEVEN THOUSAND EIGHT HUNDRED AND TWENTY-THREE DOLLARS ($887,823) as identified in **ATTACHMENT I-A**. The most recent capital improvement cost estimate of total capital improvement needs and facility condition reports for the various Campus buildings are also included as **ATTACHMENTS I-B** and **I-C**, respectively. The balance of TIER 1 capital contributions, net of the City Reimbursement, is hereinafter referred to as the "TIER 1 Remainder." The City Reimbursement shall be funded by Certificates of Obligation yet to be issued. The City will require WDC to ensure the following:

    a. WDC will ensure that all CITY funds expended by ACCD or the party responsible for making TIER 1 capital improvements are expended on a reimbursement basis, and WDC shall provide status reports to CITY's Center City Development and Operations, with accompanying documentation and in the format as requested, on a quarterly basis.

    b. The funding of the TIER 1 Remainder has been irrevocably committed before any City funds are expended for the TIER 1 capital improvements. As of the date of this MOU, in addition to the $500,000 from the CITY, a $300,000 Grant from the State of Texas has been received by ACCD to make TIER I improvements, with the remaining of TIER I improvement costs of $87,823 to be paid by ACCD.

    c. Contracts for the construction of TIER 1 capital improvements by or on behalf of ACCD shall be competitively bid in compliance with state law and be constructed in compliance with all applicable laws. WDC must ensure that ACCD and its contractors deliver original Texas Government Code Chapter 2253 Performance and Payment Bonds, and WDC must provide a copy of the Bonds to the City prior to construction in order for the TIER 1 capital improvements to be eligible for reimbursement. Designated representatives of EISD, ACCD and WDC shall approve all design plans for the capital improvements to the Campus, which shall not be unreasonably withheld.

d. With respect to the TIER 1 capital improvements, ACCD or the party responsible for making capital improvements, shall make a good faith effort to comply with the CITY's policy regarding the participation of business enterprises eligible as Small, Minority or Women-owned Business Enterprises in subcontracting any of the construction work under this Agreement. Prior to issuing solicitations associated with the Project, and as soon as the scope of work is finalized for any applicable solicitations, ACCD or the party responsible for making capital improvements shall meet with the CITY's goal setting committee to set the goals for compliance with Small, Minority or Women-owned Business Enterprises and to ensure compliance with the requirements of the City's policy as outlined in **Attachment III**.

e. With respect to the TIER 1 capital improvements, ACCD or the party responsible for making capital improvements shall comply with CITY's Non-Discrimination Policy contained in Chapter 2 (Administration), Article X of the City Code of CITY.

f. Except as to the educational program requirement set out in this MOU, including but not limited to **Attachment II**, CITY, shall reasonably determine satisfactory evidence of compliance with the contingent conditions and requirements of Articles II and III of this MOU.

2. **WDC** shall pay, directly or indirectly, to ACCD the amount of the Net City Reimbursement to be used for TIER 1 capital improvements to the Center to provide a venue for community residents to attain entry-level occupation skills or increase technical skills to connect to jobs or higher education opportunities. WDC shall do the following:

   a. Negotiate and execute a Funding Agreement with the City for up to FIVE HUNDRED THOUSAND DOLLARS ($500,000) to be used for TIER 1 capital improvements to the Center.

   b. Negotiate a no-cost lease of the Campus from EISD for the benefit of WETC, or a sublease or assignment from ACCD of the existing lease between ACCD and EISD, either which must include a minimum term, which shall extend through ACCD's regular 2024-2025 academic year, beginning from the date of the lease, which shall include a provision authorizing WDC to assign the rights to the leasehold, but not ACCD's obligations to EISD, to any Party that may subsequently agree and demonstrate to WDC and EISD its ability to make a substantial investment in post-TIER 1 capital improvements to the Campus; and such provisions or collateral agreements as may be reasonably necessary to authorize the use of

the Campus, excluding the Offices, by ACCD for WETC purposes and the use of the Offices by WDC ("Use Agreement(s)").

c. The Use Agreement(s) shall authorize, directly or indirectly, all TIER 1 improvements required elsewhere herein, shall contain such provisions as are appropriate as well as those required elsewhere herein, shall be no-cost to the ultimate user, meaning that no such User shall be required to pay cash rent, but shall be required to pay certain operational costs that shall include utilities, property insurance, basic maintenance and repairs (not to exceed the amount specified as payable by ACCD to EISD under the currently effective lease dated effective as of September 19, 2006), and such other costs as may reasonably be required for the operation of the Campus and Center; and shall require in lieu of cash rent WETC's performance of its obligations under section III.3.c. hereof).

d. Develop a business plan for the long-term self-sustainability of WETC for adoption and approval by the Parties' respective governing bodies not inconsistent with the terms and conditions of the 10-year lease referred to in III (2) (b) hereof. The business plan will include a funding strategy among the Parties to identity resources to fund the TIER 2 to TIER 4 improvements which shall not necessarily require funding contribution by EISD. The business plan should include a funding strategy in cooperation with the four parties for the acquisition or long-term lease of the Campus.

e. The business plan should include a funding strategy in cooperation with the four parties for the acquisition or long-term lease of the Campus.

f. Serve as the designated non-profit entity and as the non-profit fiscal agent for WETC.

g. Coordinate with the other Parties to identify, seek, and apply additional sources of funding for WETC.

h. Ensure that the bylaws of the WETC Advisory Board are updated to comply with this MOU; subject to approval of EISD, ACCD and WDC.

i. Ensure that all conditions and requirements contained in Sections II and III of this MOU are met.

3. **ACCD**, conditioned upon the continuing availability of the Campus for WETC purposes and its sufficiency as a safe education venue will provide workforce and education opportunities to assist in the Workforce operations

at the Campus and will provide the necessary resources to provide the educational services to EISD through ACCD's regular 2024-2025 academic year. ACCD shall also:

a. Negotiate and execute such Use Agreements as may be required for its use of the Campus for the WETC and WDC's use of the Offices.

b. Conditioned upon an irrevocable commitment by City to make the City Reimbursement of TIER 1 capital improvements to the Campus, procure, negotiate and execute contracts to perform the capital improvements at the Campus in compliance with applicable law. ACCD agrees to retain and exercise supervision (but not control of the details of the work) over the construction of all such capital improvements, , and cause the construction of all such improvements to be performed in accordance with all applicable federal, state and local laws and ordinances. ACCD also agrees to provide monthly reports of such construction to WDC.

c. Provide credentialed course and other educational-related offerings as agreed by ACCD and EISD in **Attachment II**.

d. Use the facilities at the Campus to conduct WETC instructional services and educational assistance.

e. Maintain a management, operations and maintenance staff at the Campus sufficient to comply with ACCD facility standards and to conduct regular or routine housekeeping, maintenance and grounds keeping of the Campus.

f. Update bylaws of the WETC Advisory Board to comply with this MOU, subject to approval of EISD, ACCD and WDC.

g. Coordinate with the other Parties to identify, seek and apply additional sources of funding for WETC.

h. Pay the WETC direct instructional costs including salaries and benefits of WETC employees.

i. Pay utilities, communications and appropriate insurance costs necessary to comply with ACCD operational policies and procedures.

j. Use predominantly the facilities of WETC and, as appropriate, EISD to conduct said instruction, but may use other ACCD facilities as appropriate.

k. Cause all WETC instructors to meet the minimal requirements as specified by the Commission of Colleges of the Southern Association of Colleges and Schools. Official Transcripts shall be kept on file at the college.

l. Select, supervise, and evaluate instructors using the same or comparable procedures used for ACCD faculty generally (to include on-site visits).

m. Award college degree or certificate credits upon successful completion of course work by each participant.

n. Actively promote participation of EISD students, graduates, eligible EISD employees, and residents in ACCD education and training opportunities

4. **EISD** agrees to enter into the Use Agreement(s). EISD shall also:

a. Provide a qualified contact person to act as liaison with ACCD with regard to all WETC matters.

b. Actively promote participation by EISD students, graduates and residents in ACCD education and training opportunities.

c. Update bylaws of the WETC Advisory Board to comply with this MOU, subject to approval of EISD, ACCD and WDC.

d. Coordinate with the Parties to identify, seek and apply additional sources of funding for WETC.

e. Negotiate and execute an agreement with City concerning the Campus and applicable Unissued Certificates of Obligation issued by City for the benefit of the WETC as deemed necessary as a matter of law by City's bond counsel.

IV. OTHER EISD RESPONSIBILITIES

1. If EISD should adopt the Concurrent Dual Credit College Enrollment Program (the "Program"), EISD will be responsible for the following:

a. Identify and certify students qualified to participate in the program.

b. Identify credentialed and otherwise qualified teachers to apply to ACCD for participation in the program.

c. Enroll students on a semester basis and prepare and provide to ACCD a roster of each class.

2. EISD Financial and In-Kind Contribution- EISD agrees to provide:

   a. All necessary textbooks, including teacher's editions and tests for students enrolled in the EISD Dual Credit Program.

   b. A qualified contact person to act as liaison with ACCD with regard to all program matters.

   c. Adequate facilities necessary to establish the program on a "No Cost" basis for EISD participating high school dual credit students.

   d. Active promotion of participation by EISD students, graduates and residents in ACCD education and training opportunities.

V. MISCELLANEOUS

1. The Parties understand and agree that the lease of the Campus shall, in no event, require EISD to make capital improvements to the Campus using EISD funds. ACCD and WDC agree that the leasehold shall be for the Campus "AS IS," except as to capital improvements made to the Campus by the remaining Parties as permitted under the MOU and the resulting lease agreement.

2. For purposes of this MOU all official communications and notices among the Parties shall be deemed sufficient if in writing and mailed, registered or certified mail, postage prepaid, to the addresses set forth below:

   CITY
   City of San Antonio
   Attn: Center City Development Office
   P.O. Box 839966
   San Antonio, Texas 78283-3966

   EISD
   Superintendent
   Edgewood Independent School District
   5358 West Commerce
   San Antonio, Texas 78237
   ACCD
   Chancellor
   Alamo Community College District

201 West Sheridan
San Antonio, Texas 78204

WDC:
President
Westside Development Corporation
2300 West Commerce, Ste. 207
San Antonio, Texas 78207-3839

3. If any clause or provision of this MOU is held invalid, illegal or unenforceable under present or future federal, state or local laws, then and in that event it is the intention of the Parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this MOU shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein; it is also the intention of the Parties hereto that in lieu of each clause or provision of this MOU that is invalid, illegal or unenforceable, there be added as a part of this MOU a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable. All parties preserve their privileges and immunities under the Texas Constitution and statutes, and any provisions required thereby but not included herein are hereby adopted by reference, and the parties' commitments herein are subject to annual appropriation.

4. No waiver by any Party of a breach of any of the terms, conditions, covenants or guarantees of this MOU shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, condition, covenant or guarantee herein contained. Further, any failure of any Party to insist in any one or more cases upon the strict performance of any of the covenants of this MOU, or to exercise any option herein contained, shall in no event be construed as a waiver or relinquishment for the future of such covenant or option. In fact, no waiver, change, modification or discharge by any Party hereto of any provision of this MOU shall be deemed to have been made or shall be effective unless expressed in writing and signed by the Party to be charged.

5. No Party shall be subject to any obligations or liabilities of another Party incurred in the performance of this MOU. Nothing herein is intended to alter or amend the immunities applicable to the parties under the law.

6. Nothing contained herein shall be construed as creating the relationship of employer and employee between the parties and each Party shall be deemed at all times to be an independent contractor.

7. This MOU shall be governed by and construed in accordance with the internal laws of the State of Texas. Venue for any action brought hereunder will be exclusively in Bexar County, Texas.

8. In performing any activities reasonably related to this MOU, all parties shall comply with all applicable provisions of federal, state, and local laws, and regulations in effect at the time of such activities.

9. The Parties acknowledges that this MOU cannot be assigned without the express, unanimous, written consent of the other Parties.

10. This MOU constitutes the entire agreement among the Parties hereto with respect to the subject matter hereof, and supersedes any prior understandings written or oral agreements between the Parties. No amendment, modification or alteration of the terms of the MOU will be binding unless the same is in writing, dated subsequent to the date hereof, and is approved unanimously by the governing bodies and duly executed by the Parties.

11. No Party shall be subject to any obligations or liabilities of the other Parties incurred in the performance of this MOU, nor shall any Party be the agent of another hereunder. Nothing herein is intended to alter or amend the immunities applicable to the parties under the law.

12. This MOU shall be binding on and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns, except as otherwise expressly provided for herein,

13. The term of this MOU shall begin on the last date of approval of the Parties. This MOU shall continue in full force and effect through the last day of ACCD's regular 2024-2015 academic year, unless terminated as provided herein. This MOU may be terminated immediately by a Party if an Act of God or operation of law prevents performance of this contract by that Party, or if ACCD funding becomes unavailable and ACCD documents that unavailability to the other parties by written notice of at least 60 calendar days prior to the beginning of ACCD's fiscal year This MOU may be extended beyond the term hereof by mutual agreement of the Parties. In the event that WETC does not fund the enhanced services to EISD as required by **Attachment II** during the term of this lease or any extension of this lease of the Campus to ACCD or to WDC or assignees of either of them, EISD shall give written notice of such default to the parties hereto, which shall have thirty (30) days within which to cure such default. If default is not cured, EISD may terminate the lease agreement immediately upon the cessation of services.

14. This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this MOU.

IN WITNESS HEREOF, the Parties hereto have caused this Memorandum of Understanding to be executed by their duly authorized officers as of the date hereinabove first written.

EDGEWOOD INDEPENDENT SCHOOL DISTRICT

Dr. Eddie Rodriguez
Board President

APPROVED AS TO FORM

Donald J. Walheim

WESTSIDE DEVELOPMENT CORPORATION

Leonard Rodriguez
President & CEO

APPROVED AS TO FORM

Francisco J. Garza

ALAMO COMMUNITY COLLEGE DISTRICT

Dr. Bruce H. Leslie
Chancellor

APPROVED AS TO FORM

Ross Laughead

CITY OF SAN ANTONIO,
a Texas Municipal Corporation

Sheryl Sculley
CITY MANAGER

ATTEST:

_____

Leticia Vacek
CITY CLERK

APPROVED AS TO FORM:

_____

Martha G. Sepeda
Acting City Attorney

ATTACHMENT "1-A" to WETC MOU

O'CONNELLROBERTSON

Short Term Improvements for WETC

Prioritized

For each category, only key items are listed. All items per John Strybos, AVC Facilities. Tiers per Alamo Colleges. Category totals are for ALL items. Not included: Contingency, Soft Costs, Contractor OHP. See Detailed Estimate.

TIER 1

1. ADA Accessibility
    a. Elevator-passenger exterior addition
    b. Total costs: $90,000
2. Plumbing
    a. Hot water
    b. Janitor sinks
    c. Water heater
    d. Domestic hot water pumps
    e. Hot water piping
    f. Total cost: 264,176
3. Electrical
    a. Panel boards
    b. Conduit and wire
    c. Grounding lighting control
    d. Overcurrent
    e. Lightning protection system
    f. Lighting
    g. Total cost: $533,647

T1 SUB TOTAL: $887,823

ATTACHMENT "1-B" to WETC MOU

Laughead, Ross

From: Strybos, John W
Sent: Tuesday, September 29, 2015 1:38 PM
To: Laughead, Ross
Subject: : WETC estimate
Attachments: WETC July 2015_summary.pdf

-----Original Message-----
From: Chris Narendorf [mailto:cnarendorf@oconnellrobertson.com]
Sent: Tuesday, July 07, 2015 10:41 AM
To: Strybos, John W <jstrybos@alamo.edu>
Subject: WETC estimate

Good Morning John, I've taken a first pass at the WETC estimate. I know we are needing final numbers for Civil, Bldg Controls and misc Accessibility items. I've included costs for those items per attached based on my best knowledge at this time. I wanted to get to a point where we had a ROM total project cost. I can adjust it when we have final estimates.

In short, the total project cost per attached is $10.4 million, which is a conservative planning number but does include a wholesale interior renovation, but does include complete MEP systems and building envelope replacement per the FCI report.

A phase 1 approach for a $500k would to focus on the elevator addition and
stair upgrades for life safety and accessibility improvements. These items
are highlighted in yellow per attached. The total project cost based on this estimate would be just over $600k.

If I can help plan further for this project, I am happy to review other options as well.

Thanks, and we look forward to the next step.

Chris

Chris Narendorf, LEED AP, Principal
210.224.6032 | San Antonio
oconnellrobertson.com

At O'Connell Robertson we want to make an impact. We strive to exceed our clients' expectations every time they engage us. To see some of our results, visit our website at www.oconnellrobertson.com.

-----Original Message-----
From: Strybos, John W [mailto:jstrybos@alamo.edu]
Sent: Thursday, July 2, 2015 1:20 PM
To: Chris Narendorf
Cc: 'Ruben Renteria'
Subject: RE: Edgewood

Estimate of Probable Costs

SUMMARY

Project: WETC Improvements
Client: Alamo Colleges
Project No.: TBD
Phase: Pre-Design
Date: July 7, 2015

	Total Project Area:	38,960 SF	
Div	Description	$ per Division	Avg. $ per SF
01	General Requirements	$ 5,000	$ 0.13
02	Existing Conditions	$ 8,750	$ 0.22
03	Concrete	$ 235,250	$ 6.04
04	Masonry	$ 1,120,000	$ 28.75
05	Metals	$ 84,685	$ 2.17
06	Wood, Plastics and Composites	$ -	$ -
07	Thermal and Moisture Protection	$ 459,192	$ 11.79
08	Openings	$ 625,200	$ 16.05
09	Finishes (Interior)	$ 276,250	$ 7.09
10	Specialties	$ 16,200	$ 0.42
11	Equipment	$ -	$ -
12	Furnishings	$ 42,000	$ 1.08
13	Special Construction	$ 30,000	$ 0.77
14	Conveying	$ 322,500	$ 8.28
21	Fire Suppression	$ 131,620	$ 3.38
22	Plumbing	$ 263,800	$ 6.77
23	HVAC	$ 1,201,488	$ 30.84
26	Electrical	$ 506,480	$ 13.00
27	Communications	$ 292,200	$ 7.50
28	Electronic Safety and Security	$ 175,320	$ 4.50
31	Earthwork	$ -	$ -
32	Exterior Improvements	$ 50,000	$ 1.28
33	Utilities	$ 150,000	$ 3.85

Subtotal		$ 5,995,935	$ 153.90	
Contingency	10.00%	$ 599,594	$ 15.39	
Escalation	3.00%	$ 179,878	$ 4.62	
General Conditions	5.00%	$ 299,797	$ 7.69	
Overhead and Profit	15.00%	$ 899,390	$ 23.08	
Construction Total		$ 7,974,594	$ 204.69	
Alternate 01		$ -	$ -	Add or Deduct
Alternate 02		$ -	$ -	Add or Deduct
Alternate 03		$ -	$ -	Add or Deduct
Alternate 04		$ -	$ -	Add or Deduct
Project Total with Alternates		$ 7,974,594	$ 204.69	
Soft Costs	30.00%	$ 2,392,378	$ 147.68	
Project Total		$ 10,366,972	$ 266.09	

ATTACHMENT "1-C" to WETC MOU

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Asset Detail Report

By Asset Number

Westside Education Training Center

Table of Contents

Region: The Alamo Colleges

Campus: Westside Education & Training Center

Asset: Edgewood Building-0001 1

Asset: Lincoln Addition-0002 7

Asset: Classroom Addition-0003 13

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VFA

Asset Detail Report
By Asset Number

Region: The Alamo Colleges
Campus: Westside Education & Training Center

Asset: Edgewood Building
Asset Number: 0001

Assets are ordered by Asset Number

Currency: USD

Statistics

FCI Cost:	1,212,491	FCI:	0.40
RI Cost:	1,687,559	RI:	0.56
Total Requirement Cost:	1,687,558		

Current Replacement Value	3,015,624	Address 1	563 SW 40th Street
Size	18,645 SF	Address 2	-
Year Constructed	1956	City	San Antonio
Year Renovated	2007	State/Province/Region	Texas
Commission Date	-	Zip/Postal Code	78237
Decommission Date	-	Architect	O'Connell Robertson
Ownership	Leased	Historical Category	-
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Classroom / Training

Photo

IMG_5886

Asset Description

Westside Education Training Center: Original Edgewood Building of 1956
(Comments per T.Rouse, 12/01/2011)
Basically this building is beyond its useful life.
All restrooms need to be upgraded for accessibility.
According to the roof report the roof has outlived its usefulness. It can be patched, but it needs to be replaced.
All windows need replacing and the asbestos around them and in the glazing eliminated.
There are no accessible ramps to the building.
The floor in the large common area of the classrooms slopes and may exceed accessibility requirements.

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The stage is not accessible.
The exterior brick is in need of some serious pointing work and caulking and sealing. Some of it is crumbled.
Westside Education Training Center (Comments per J.Thomas, 12/22/2011)
There is no hot water.
The gas wall furnaces in most of the rooms are original.
Unique air conditioning in the rooms is old and inefficient.
RTU serving admin area is in decent shape.
Corrugated metal Roof over admin area in poor condition.

...
2015 Annual Facility Condition Assessment Update on 09/01/2015-09/03/2015:
Brief walkthrough for system separation between Original Edgewood Building of 1956 and Lincoln Addition of 1960 performed on 09/03/2015.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2015	125,155
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1986	230,638
Brick Cavity Walls - CMU Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Nov 28, 2016	37,321
CMU Block Walls - Facing 2 Sides Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Nov 28, 2016	113,735
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical (0-2 Years)	Nov 28, 2013	13,354
Custodial/Utility Sinks - SF Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1986	6,956
Distribution System - Medium Capacity Renewal	Yes	D5010 - Electrical	Beyond Useful Life	3- Necessary - Not Yet	Jan 1, 2021	138,164

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Service and Distribution		Critical (3-5 Years)		
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	1- Currently Critical (Address Now)	Dec 1, 2011	2,436
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1986	18,866
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2001	13,237
Exit Signs - Low Density Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2001	6,463
Feeder - Average Service Renewal	Yes	D5010 - Electrical Service and Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2021	31,656
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Nov 28, 2014	12,350
GWB Walls - Standard (Non-Painted) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2006	7,644
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1995	4,699
LAN System - Average Density Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	20,697
Lighting Fixtures - Average Density Renewal	Yes	D5022 - Lighting	Beyond Useful Life	3- Necessary - Not Yet	Jan 1, 2011	72,809

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Equipment		Critical (3-5 Years)		
Main Electrical Service 09 - 800A 480Y/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2021	111,637
Metal Roofing - Economy Renewal	Yes	B30 - Roofing	Beyond Useful Life	1- Currently Critical (Address Now)	Nov 10, 2011	178,396
Metal Roofing - Repair	No	B30 - Roofing	Beyond Useful Life	2- Potentially Critical (0-2 Years)	Apr 17, 2014	64,060
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1996	16,927
Paint Masonry/Epoxy Finish - Economy Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2016	39,714
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2011	3,496
Restroom - Complete - Gang, Custom Renewal	Yes	C10 - Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1986	56,903
Restroom - Complete - Single Renewal	Yes	C10 - Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1986	31,498
Rubber Tile Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2005	4,948
Sanitary Waste - Gravity Disch - Average Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet	Jan 1, 2006	42,724

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Critical (3-5 Years)		
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Dec 1, 2014	79,464
Telephone System - Average Density Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2001	45,910
Terrazzo - Cast-in-Place Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2006	9,840
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1971	23,072
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical (0-2 Years)	Nov 28, 2013	67,751
Water Coolers - Wall-Mount Dual-Height (SF) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2011	1,954
Water Coolers - Wall-Mount Dual-Height (SF) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2016	1,954
Water Dist Complete - Low Volume Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1989	29,272
Window AC Units (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	16,554
Windows/Storefront Partitions - Average Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet	Sep 3, 2020	5,304

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Critical (3-5 Years)		
Total						1,687,558

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Region: The Alamo Colleges
Campus: Westside Education & Training Center

Asset: Lincoln Addition
Asset Number: 0002

Assets are ordered by Asset Number

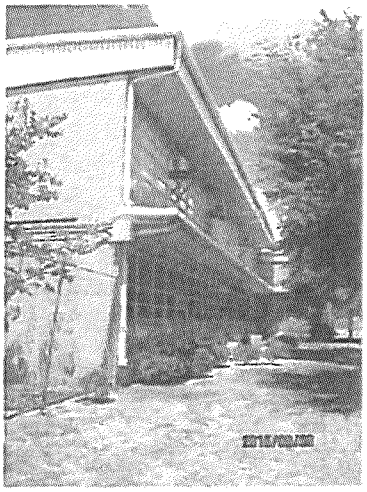
Currency: USD

Statistics

FCI Cost:	1,251,915	FCI:	0.50
RI Cost:	1,542,118	RI:	0.61
Total Requirement Cost:	1,542,121		

Current Replacement Value	2,519,760	Address 1	563 SW 40th Street
Size	15,910 SF	Address 2	-
Year Constructed	1960	City	San Antonio
Year Renovated	2007	State/Province/Region	Texas
Commission Date	-	Zip/Postal Code	78237
Decommission Date	-	Architect	O'Connell Robertson
Ownership	Leased	Historical Category	-
Floors	2	Construction Type	IBC - Type 2B
Type	Building	Use	Classroom / Training

Photo



IMG_5961

Asset Description

Westside Education Training Center: Lincoln Addition of 1960
Two Story Classroom Wing space with Gymnasium on north end of facility.
(Comments per T.Rouse, 12/01/2011)
Basically this building is beyond its useful life.
All restrooms need to be upgraded for accessibility.
According to the roof report the roof has outlived its usefulness. It can be patched, but it needs to be replaced.
All windows need replacing and the asbestos around them and in the glazing eliminated.
There are no accessible ramps to the building.

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They are using the second floor and it does not have elevator access.
One of the fire stairs is close to rusting away, but if you do not use the second floor then you do not need to worry about it.
The exterior brick is in need of some serious pointing work and caulking and sealing. Some of it is crumbled.
Westside Education Training Center (Comments per J.Thomas, 12/22/2011)
There is no hot water.
The gas wall furnaces in most of the rooms are original.
Unique air conditioning in the rooms is old and inefficient.
RTU serving admin area is in decent shape.

...
2015 Annual Facility Condition Assessment Update on 09/01/2015-09/03/2015:
Brief walkthrough for system separation between Original Edgewood Building of 1956 and Lincoln Addition of 1960 performed on 09/03/2015.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Dec 1, 2014	69,417
Aluminum Canopy Renewal	Yes	B2014 - Exterior Sun Control Devices	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2015	20,131
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1990	451,951
Brick Cavity Walls - CMU Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Nov 28, 2016	16,252
CMU Block Walls - Facing 2 Sides Renewal	Yes	C1010 - Partitions .	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Nov 28, 2016	97,051
CMU Walls - Glazed 1 Side Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	17,470
Carpeting - Tile Renewal	Yes	C3020 - Floor	Beyond	2-	Nov 28,	5,698

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Finishes	Useful Life	Potentially Critical (0-2 Years)	2013	
Concrete - Sealed Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	1,889
Custodial/Utility Sinks - SF Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1990	5,936
Distribution System - Medium Capacity Renewal	Yes	D5010 - Electrical Service and Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2021	117,897
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1990	7,308
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1990	9,433
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2001	11,296
Exit Signs - Low Density Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2001	5,515
Exterior Stairs - Steel Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	33,463
Feeder - Average Service Renewal	Yes	D5010 - Electrical Service and Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2021	27,013
Fittings - Signage (Room	Yes	C1035 -	Beyond	3- Necessary	Nov 28,	10,538

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Numbering and Identification) Renewal		Identifying Devices	Useful Life	- Not Yet Critical (3-5 Years)	2014	
GWB Walls - Standard (Non-Painted) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	3,262
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1995	3,069
LAN System - Average Density Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	17,661
Lighting Fixtures - Average Density Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2011	62,129
Metal Paneled Walls - Economy Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	697
Metal Roofing - Economy Renewal	Yes	B30 - Roofing	Beyond Useful Life	1- Currently Critical (Address Now)	Nov 10, 2011	90,787
Metal Roofing - Repair	No	B30 - Roofing	Beyond Useful Life	2- Potentially Critical (0-2 Years)	Apr 17, 2014	64,060
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	14,444
Paint Concrete/Epoxy Finish - Economy Renewal	Yes	C3031 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	4,236
Paint Masonry/Epoxy Finish -	Yes	C3010 - Wall	Beyond	3- Necessary	Jan 1, 2016	33,888

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Economy Renewal		Finishes	Useful Life	- Not Yet Critical (3-5 Years)		
Painted - Open to Structure Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	7,508
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2011	1,492
Restroom - Complete - Gang, Custom Renewal	Yes	C10 - Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1990	113,806
Sanitary Waste - Gravity Disch - Average Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	36,457
Swinging Doors - 3 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	2,882
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	28,896
Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	4,139
Telephone System - Average Density Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2015	39,176
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2015	4,950
Unit Heaters - Gas Fired Renewal	Yes	D3050 -	Beyond	3- Necessary	Jan 1, 1975	19,687

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Terminal and Package Units	Useful Life	- Not Yet Critical (3-5 Years)		
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical (0-2 Years)	Nov 28, 2013	44,966
Water Coolers - Wall-Mount Dual-Height (SF) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1980	1,668
Water Coolers - Wall-Mount Dual-Height (SF) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2016	1,668
Water Dist Complete - Low Volume Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1990	24,978
Window AC Units (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	7,357
Total						1,542,121

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Region: The Alamo Colleges
Campus: Westside Education & Training Center

Asset: Classroom Addition
Asset Number: 0003

Assets are ordered by Asset Number

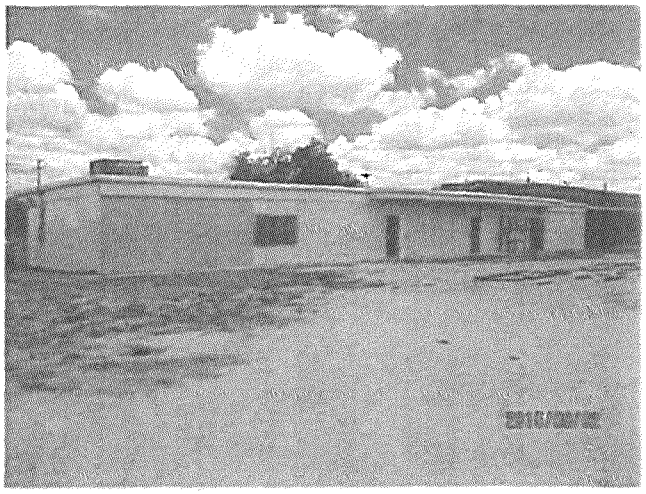
Currency: USD

Statistics

FCI Cost:	169,858	FCI:	0.38
RI Cost:	356,010	RI:	0.79
Total Requirement Cost:	356,010		

Current Replacement Value	448,493	Address 1	563 SW 40th Street
Size	3,000 SF	Address 2	-
Year Constructed	1970	City	San Antonio
Year Renovated	2010	State/Province/Region	TX
Commission Date	-	Zip/Postal Code	78237
Decommission Date	-	Architect	-
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Classroom / Training

Photo



IMG_5497

Asset Description

Classroom Addition (Also known as Building 3)
The Classroom Addition of the Westside Education Training Center was likely constructed in the late 1960's to early 1970's. The facility appears to have had at least one renovation at some point in time although multiple and isolated modifications over several periods of time are more likely. Roof top mechanical units (which were disconnected at the time of assessment) showed a manufacture date of 2010, lending evidence toward the latest date of facility renovation.

At some point in time (since original construction) windows and doors on the north (or back) of the facility were filled in with CMU. Several locations of notable cracking in the brick and CMU exterior walls were observed.

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The gross square footage of the facility is approximately 3,000 SF with a total roof area of 3,900 SF (accounting for roof overhangs).

...
2015 Annual Facility Condition Assessment Update on 09/01/2015-09/03/2015:
Facility added to database.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical (Address Now)	Sep 2, 2015	20,138
Brick Cavity Walls - CMU Backup - Painted Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Sep 2, 2020	6,029
CMU Block Walls - Facing 2 Sides Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	9,379
CMU Block Walls - Painted Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Sep 2, 2020	1,239
Carpeting - Broadloom - Economy Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical (Address Now)	Sep 2, 2015	804
D5039 - LAN System - Average Density Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2015	9,492
Distribution System - Light Capacity Renewal	Yes	D5010 - Electrical Service and Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5	Jan 1, 2000	14,042

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Years)		
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	4,872
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	4,467
Door Assembly - 3.5 x 6.5 Storefront Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	4,467
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1995	2,711
Exit Signs - Average Density Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	1,733
Exterior Paint	No	B2010 - Exterior Walls	Appearance	1- Currently Critical (Address Now)	Sep 2, 2016	1,479
Fixed Casework - Average Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1995	13,934
GWB Walls - Standard (Non-Painted) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	5,206

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1995	1,539
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	1,789
Lighting Fixtures - Average Density Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	11,715
Metal Roofing - Economy Renewal	Yes	B30 - Roofing	Beyond Useful Life	1- Currently Critical (Address Now)	Sep 2, 2015	1,262
Metal Roofing - Mid-Range Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Sep 2, 2020	114,381
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	5,447
Paint Masonry/Epoxy Finish - Economy Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1985	2,769
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1980	2,400
Raised Wood Paneling - Economy	Yes	C3010 - Wall	Beyond	1- Currently	Sep 2, 2015	2,287

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal		Finishes	Useful Life	Critical (Address Now)		
Restroom - Complete - Single Renewal	Yes	C10 - Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	20,998
Roof Patching	No	B30 - Roofing	Reliability	1- Currently Critical (Address Now)	Sep 2, 2016	1,000
Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 1985	33,552
Sanitary Waste - Gravity Disch - Average Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	6,874
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	26,488
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	1- Currently Critical (Address Now)	Sep 2, 2015	3,612
Telephone System - Light Density Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	4,897
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical (Address Now)	Sep 2, 2015	11,563

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Water Coolers - Wall-Mount Dual-Height (SF) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2020	629
Water Heater - Elec - Residential - 30 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2010	1,803
Wood Windows Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical (3-5 Years)	Jan 1, 2000	1,013
Total						356,010

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Attachment II
to the
MEMORANDUM OF UNDERSTANDING
BETWEEN
Westside Development Corporation,
Alamo Community College District,
Edgewood Independent School District,
and
City of San Antonio, Texas

For good and valuable consideration, the receipt of which is hereby acknowledged, the parties to the Memorandum of Understanding ("MOU") dated _____, 2015, to which this Attachment II is a part and is incorporated therein as if fully written out *in haec verba,* agree that, at all times during the lease of the Lincoln Elementary School facility by any of ACCD, CITY or WDC and/or their successors (each as defined in this MOU) for use of the current Westside Education and Training Center ("WETC," as defined in this MOU at Section III.2.c.), WETC shall provide the following services to the Edgewood Independent School District, to achieve the following EISD targets:

1. **Additional dual credit for EISD students**
2. **Dropout intervention to significantly decrease the dropout rate**
3. **Workforce development to increase skills and employee advancement**
4. **Community connections for enhanced contributions for the community,**

as more fully described in the following pages of this Attachment II.

DUAL CREDIT

Partnership Goal: To create a Junior College Campus/ Work Force Training Center to reside in and support the students and community of the Edgewood School District.

EISD Target #1: To increase the number of Edgewood ISD (EISD) dual credit students by assisting EISD to increase the pool of certified teachers needed to teach Dual Credit courses. Beginning in 2016 – 17 and continuing through the term of this agreement, and without cost to EISD (with the exception of textbooks and transportation) and EISD students, ACCD, CITY and WDC will:

- Schedule one academic dual credit course at the zero periods or after school for EISD high school students at WETC each semester.
- Assist EISD to expand academic dual credit offerings for students on EISD campuses by offering two courses per semester to be delivered by WETC-paid instructors.

EISD Target #2: To increase upper level CTE pathway opportunities through dual credit support..

By 2018-19, ACCD will provide dual credit courses to support EISD career pathway/courses in CTE in Criminal Justice

By 2019-20, ACCD will provide dual credit courses (such as Biology, Chemistry , Psychology, Humanities, English and Medical Terminology) to support EISD career pathway/courses in the health sciences

After 2020, ACCD will provide support for another EISD career pathway priority by providing appropriate dual credit courses to support that pathway.

Throughout the term of the MOU ACCD and EISD shall cooperate to align curriculum with EISD career pathways

EISD Target #3: To jointly pursue increased dual credit opportunities not to exceed 60 hours per student, or establishment of an Early College High School program.

EISD Target # 4: To adequately prepare students for the Texas Success Initiative (TSI)

Without cost to EISD and District participants, in 2015–16 WETC will:

- Provide TSI test preparation courses to EISD students and employees
- Provide Saturday sessions prior to the fall and spring testing sessions for TSI
- Provide TSI preparation classes for students who have not passed TSI
- Collaborate with EISD to increase TSI support in addition to the above beginning in 2016-17.
- Develop a more intensive intervention for students who do not pass TSI, perhaps in the form of participation in remediation courses that will allow them to move into on level college courses. Note: Increased success in this area is essential for advancing dual credit in EISD. This idea will need discussion between both entities.

DROPOUT INTERVENTION

EISD Target #1: To decrease EISD's dropout rate by accessing additional resources for overaged/under credited students.

Without cost to EISD and District participants, WETC will

- Develop and implement a written plan in collaboration with EISD for providing transition counseling by an ACCD advisor for Career Academy, Kennedy, and Memorial students to include:
  - Semester sessions for Career Academy students with individualized follow up sessions at WETC
  - Connecting students to program offerings at WETC
  - Enrolling Career Academy students in WETC programs following completion of hours needed for graduation or earlier as appropriate (think gateway)
  - Enrolling EISD students in financial literacy and soft skills trainings

EISD Target #2: To identify dropout students and provide additional resources to enable them to continue their education.

Without cost to EISD and District participants, WETC will:

- Develop and implement intensive transition counseling by an ACCD advisor for students who have withdrawn from EISD and not re-enrolled
- Identify qualified students to participate in the I-BEST program through ACCD
- Enroll students to continue education at EISD or WETC
- Provide semester reports of number of current EISD students participating and of former EISD students participating

WORKFORCE DEVELOPMENT

EISD TARGET #1: To increase the skills of the EISD workforce and enable employees to advance within the District by participating in WETC-provided training.

- In 2015–16, ACCD, CITY and WDC will prioritize the pursuit of obtaining funding for professional development / course opportunities for EISD paraprofessional staff that lead or support acquisition of the Associate of Arts in Teaching Degree. .
- No later than 2017–18, at no cost to EISD or EISD participants, WDC will provide financial support for the cost of training of the initial cohort of EISD paraprofessionals and will establish a new cohort every 2 years continuing throughout the term of this agreement.
- In 2016-17, ACCD will initiate the Substantive Change process through Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) to establish the Associate of Arts in Teaching Degree to be implemented at WETC for EISD paraprofessionals and other participants.
- Upon approval of the SACSCOC Substantive Change, the full Associates of Arts in Teaching Degree program of studies will be provided at WETC for the EISD cohort(s).
- In the event the Substantive Change is not approved by SACSCOC, the EISD cohort(s) will receive up to 49% of the program of studies at WETC and then continue the program of studies at an identified ACCD College (Palo Alto College, San Antonio College, Northwest Vista College or St. Philip's College).
- Course offerings at WETC would promote the goal of creating a junior college/work force center at the present location. Coursework would be available to students from outside the district alongside the Edgewood cohort.

Other support for personnel will include WETC

- Offering financial literacy and soft skills trainings to employees.
- Offering intensive advising for EISD personnel who wish to expand their education by scheduling monthly sessions with ACCD advisors for EISD employees to get information about ACCD/WETC opportunities.

COMMUNITY CONNECTIONS

EISD Target #1: to contribute to the Edgewood community

- WETC will beautify the campus
- WDC will establish a community vegetable garden at the WETC.