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THE CITY UNVEILS NEW PROPERTY AND EVIDENCE BUILDING

City officials will host a ribbon-cutting ceremony on Monday, April 18 at 10 AM to mark the official opening of the San Antonio Police Department's new Property and Evidence Facility located off Hwy 90 and Frio City Road at 555 Academic Court. The 170,000 square foot facility was renovated to house a 112,500 sq ft property and evidence storage warehouse, additional administrative office space, and vehicle storage building. The project included extensive demolition of the existing structure, new MEP systems, a new elevator, a new roof, site improvements, and complete interior renovations.

The original warehouse building and 9.8 acre site had been mostly vacant for many years before it was purchased by the City with the vision of transforming it into an adaptive reuse facility. Phase 1 of the project began with renovations to the two-story portion of the building for new administrative offices, which allowed the building to become partially occupied. In September of 2009, Phase 2 kicked off with the remainder of the extensive renovations. The occupied offices added to the complexity of the project in regards to maintaining a safe work place and high-level security concerns.

Local designers who collaborated on the project included Debra J. Dockery Architect, P.C., CDS/Muery Services, Inc., Alderson & Associates, Inc., and Alpha Consulting Engineers, Inc. Special energy-saving features incorporated into the design of the facility by MEP firm Alderson & Associates included multiple high- efficiency A/C units installed in all public, SWAT, and office areas; design of a custom A/C system for the narcotics storage area with a 100% outside air recovery unit; installation of a diesel generator to handle backup loads; cost-effective electrical service reuse; and retrofitted warehouse lighting utilizing high- efficiency fixtures for minimal power usage. Other energy-saving measures incorporated into the design included an Energy Star reflective roof. Rebates by CPS Energy up to \$7,500 are anticipated as a result of the high-efficiency lighting system retrofit, with an additional annual savings of \$5,000 to \$7,000 on electrical usage.

F.A. Nunnelly Company was selected as the "best value" Construction Manager to execute the project. Their design-build role on the project started in the "design development" stage working in sync with the Dockery team to provide cost analysis throughout the design. Together, the teams utilized their subcontractor community and in-house construction knowledge to monitor the project closely with respect to constructability and efficiency. They examined cost impacts on every aspect of the project. As Construction Manager at Risk, the Nunnelly team demonstrated their expertise in scheduling and coordination through the successful balance of construction phasing and partial occupancy of the 170,000 square foot facility during construction. A key to maintaining the schedule and budget on the project was the teamwork exhibited by the F.A. Nunnelly Co. construction managers and the design team in addressing unforeseen conditions in the 50-year old structure, which had no existing drawings.

The total construction cost of the project is \$10.1 million.

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