

# San Antonio College MTN Renovation Update

## 2022 Maintenance Tax Notes Program

September 14 and 15, 2023



# San Antonio College Maintenance Tax Notes (MTN) Agenda

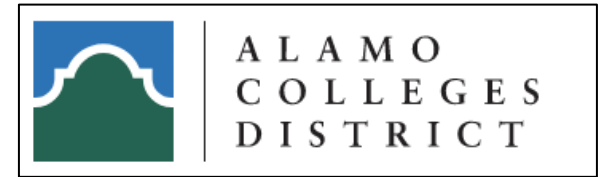
1. Program Team Introductions
2. Scope of work
3. Building Walk Through
4. Questions and Closing Comments



# The 2022 MTN Team

## Alamo Colleges District:

Christopher Parker, Facilities Project Manager  
Xavier Borrego, Facilities Project Coordinator



## Program Management

LAN serves as the MTN Program Manager, leading the management of the deferred maintenance program and construction implementation.



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& Newnam, Inc.**

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**Jennifer Johnson**

RA, AIA, CFP, NCARB, PMP

Program Manager



**Michael Sanchez**

PE

Program Manager



**Samantha Solorio**

PMP

Program Manager

## Design Firms



**O'CONNELL  
ROBERTSON**

**Page/**

**pfluger**

planning | architecture | interior design

## Construction Firms

**Gilbane**

**Guido**  
BUILDING VISIONS

**Turner**



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# Chance Academic Center

## Facility Renovation

**STATUS:** *Design, Construction Documents*

### Scope of Work:

#### Exterior Site Improvements:

- Accessibility: railings, sidewalks, ramps and stairs
- Stormwater drainage
- Irrigation system

#### Interiors Finishes:

Corridors/Classrooms/Labs/Restrooms

- Flooring: replace carpet and vct
- Ceilings: Replace all ceiling tiles
- Cabinetry and countertop replacement
- Paint all interior doors/frames
- Paint all Interior walls
- Interior handrailing/guardrail replacement
- Room signage
- Install markerboards, tackboards

#### Selective furniture replacement

(Corridors/Classrooms/Labs/Restrooms)

#### Structure and Building Envelope:

- Stabilize Crawlspace/foundation
- Replace roof
- Replace sealant at all window assemblies
- Replace storefront entry doors
- Paint all exterior HM doors and door frames

#### Electrical System:

- Replace emergency generator
- Refurbish Electrical Distribution Switchgear and distribution panels
- Replace interior and exterior light fixtures with LED

#### Plumbing System:

- Replace plumbing supply and drain lines
- Drinking Fountains
- Replace restroom plumbing fixtures
- Replace sinks and faucets
- Provide hot water to restroom sinks
- Replace safety eyewash stations

#### HVAC (Mechanical) System:

- Replace CHW/HW piping (heating and cooling)
- Replace Air Handler Units
- Replace Exhaust Fans
- Replace cooling units: IDF and elevator equipment rooms
- Replace above ceiling terminal boxes
- Replace Mechanical Control System
- Existing ductwork: repair any ductwork leaks and clean system

#### Elevator System:

- Comprehensive system replacement

**Building Occupancy:** Vacate during Construction

**Projected Construction Period**

Start: June 2024

Completion: March 2026

Warranty Period March 2026-March 2027

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**



**General Contractor:**



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# Gonzales Hall

## Scope of Work:

### Interior Finishes

- Paint all Interior walls and door frames
- Patch + repair existing terrazzo
- Replace all carpet and VCT tile with LVT
- Replace all acoustical ceiling tiles
- Restrooms: Epoxy finish over wall/floor tile (terrazzo locations to be cleaned).
- New toilet partitions

**Furniture:** Selective replacement in classroom/student areas

### Structure/Building Envelope

- Replace stairs handrails for code compliance
- Replace exterior windows
- Replace roof
- Clean exterior brick
- Regrading at ADA path of travel
- Improve drainage in crawl space

### Electrical System

- Replace electrical switchgear, feeders and distribution panels
- Replace interior and exterior light fixtures with LED

### Plumbing System

- Replace Drinking Fountains
- Replace all sinks (kitchen and custodial)
- Replace water heater
- Replace plumbing fixtures at restrooms

### HVAC (Mechanical) System

- Replace CHW/HW piping (heating and cooling)
- Replace Exhaust Fans
- Replace cooling units for IDF
- Repair any ductwork leaks and clean system

### Fire Protection

- Install Fire Sprinkler System (will require new fire riser room)
- Replace Fire Alarm System

**Security:** Upgrade security camera and card access at select locations

**Elevator:** Replace cab finishes and functional system components

## Facility Renovation

**STATUS:** *Design, Construction Documents*

**Building Occupancy:** Vacate during Construction

**Projected Construction Period**

Start: April 2024

Completion: December 2024

Warranty Period: December 2024-December 2025

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

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**General Contractor:**

**Gilbane**





# McCreless Hall

## Facility Renovation

**STATUS:** *Design, Construction Documents*

### Scope of Work:

#### Interior Finishes

- Paint all Interior walls and door frames
- Patch + repair existing terrazzo
- Replace all carpet and VCT tiles with LVT
- Replace all acoustical ceiling tiles
- Replace millwork and countertops at breakrooms
- Restrooms: Epoxy finish over wall tile.
- New toilet partitions

**Furniture:** Selective replacement at classrooms/student areas

#### Structure/Building Envelope

- Replace stair handrails for compliance
- Clean exterior brick
- Regrading at ADA path of travel
- Improve drainage in crawl space

#### Electrical System

- Replace electrical switchgear, feeders and distribution panels
- Replace interior and exterior light fixtures with LED (specialty theatrical lighting excluded)

#### Plumbing System

- Replace Drinking Fountains
- Replace all sinks (kitchen and custodial)
- Replace water heater
- Replace plumbing fixtures at restrooms
- Add new women's and unisex restrooms to comply with current code

#### HVAC (Mechanical) System

- Replace CHW/HW piping (heating and cooling)
- Replace Exhaust Fans
- Replace cooling units for IDF
- Repair any ductwork leaks and clean system

#### Fire Protection

- Expand existing Fire Sprinklers (will require new fire riser room)
- Replace Fire Alarm System

**Security:** Upgrade security camera and card access at select locations

**Elevator:** Replace cab finishes and functional system components

**Building Occupancy:** Vacate during Construction

**Projected Construction Period**

Start: January 2025

Completion: September 2025

Warranty period: September 2025-September 2026

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

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**General Contractor:**

**Gilbane**



# McAllister Fine Arts Center

## Facility Renovation

**STATUS:** *Design, Design Development*

### Scope of Work:

#### Interiors Finishes Scope:

- Replace acoustical panels (practice rooms & Band Hall)
- Paint all interior doors/frames
- Paint all Interior walls
- Flooring: cleaning/polish Terrazzo
- Flooring: Reseal existing concrete
- Ceilings: Replace all ceiling tiles
- Replace kitchen (120B) cabinets and countertop

#### Selective furniture replacement

#### Structure and Building Envelope:

- Replace the roof
- Replace perimeter sealant at all windows
- Install protective wind screens around rooftop equipment
- Paint all exterior HM doors and door frames

#### Electrical System:

- Replace electrical switchgear, feeders and distribution panels
- Replace interior and exterior light fixtures with LED (theatrical and auditorium lighting system is not included)

#### Plumbing System:

- Replace Drinking Fountains
- Replace all sinks (kitchen and custodial)
- Replace water heaters
- Replace plumbing fixtures (faucets)

#### HVAC (Mechanical) System:

- Replace CHW/HW piping (heating and cooling)
- Replace Air Handler Units
- Replace Exhaust Fans
- Replace Mechanical Control System
- Provide new crawlspace ventilation system for code compliance
- Existing ductwork: repair any ductwork leaks and clean system

#### Fire Alarm System Replacement

**Security System:** Upgrade security camera and card access

**Elevator System:** Replace cab finishes and equipment upgrades

**Building Occupancy:** Partially occupied

**Projected Construction Period**

Start: April 2024

Completion: January 2026

Warranty Period: January 2026-January 2027

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**



**General Contractor:**



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# Nail Technical Center

## Facility Renovation

**STATUS:** *Design, Design Development*

### Scope of Work:

#### Interiors Finishes Scope:

- Paint all Interior walls
- Flooring: cleaning/polish repair Terrazo
- Flooring: Reseal existing concrete
- Ceilings: Replace all ceiling tiles
- Replace room dividers

Selective Furniture, Fixtures and Equipment (FFE) replacement

#### Structure and Building Envelope:

- Recoat the roof system
- Replace perimeter sealant at all windows
- Replace damaged brick.
- Repair concrete steps and ramps

#### Electrical System:

- Replace electrical switchgear, feeders and distribution panels
- Replace light fixtures with LED light fixtures
- Replace all EXIT signs

#### Plumbing System:

- Replace all sinks as necessary.
- Replace water heaters
- Replace plumbing fixtures as necessary.
- Replace Sewage Ejector Pumps

#### HVAC (Mechanical) System:

- Replace Air Handler Units
- Replacement of ductless split systems
- Replace DX systems.

#### Fire Alarm System Replacement

#### Security System:

- Upgrade existing security cameras
- Upgrade existing card access

#### Networking System:

Replace Communication Cabling

**Building Occupancy:** Vacate during Construction

**Projected Construction Period**

Start: June 2024

Completion: January 2026

Warranty Period: January 2026-January 2027

**ACD PM:** Christopher Parker

**LAN PM:** Michael Sanchez

**Architectural Firm:**



**General Contractor:**



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# Questions?

