

San Antonio College MTN Renovation Summary

2022 Maintenance Tax Notes Program

February 20, 2024



ALAMO COLLEGES DISTRICT
San Antonio College



Lockwood, Andrews
& Newnam, Inc.
A LEO A DALY COMPANY

Chance Academic Center

Scope of Work:

Exterior Site Improvements:

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

Structure and Building Envelope:

- Stabilize Crawlspace/foundation
- Replace roof
- Replace interior window sealant
- Replace storefront entry doors
- Paint exterior doors and frames

Interiors Finishes:

Corridors/Classrooms/Labs/Restrooms

- Flooring: replace carpet and vct
- Ceilings: Replace all ceiling tiles
- Install accessible lab desks
- Paint all interior door and frames
- Paint all Interior walls
- Interior handrail and guardrail replacement
- Room signage
- Install markerboards, tackboards

Selective furniture replacement

- Corridors/Classrooms/Labs

Electrical System:

- Replace emergency generator
- Refurbish Electrical Distribution Switchgear and distribution panels
- Install LED light fixtures

Plumbing System:

- Replace plumbing supply and drain lines
- Drinking Fountains
- Renovate all restrooms: sinks/faucets, provide hot water, new restroom fixtures and create unisex restrooms
- Renew safety eyewash/shower stations in labs

Heating, Ventilation and Air

Conditioning System:

- Insulate the heating and cooling piping
- Replace Air Handler Units
- Replace Exhaust Fans
- Replace cooling equipment for IDF and elevator equipment rooms
- Replace above ceiling heating and cooling equipment
- Replace Mechanical Control System
- Existing ductwork: repair leaks and clean ductwork
- Install crawlspace ventilation fans

Fire Protection:

- Replace Fire Pump
- Replace Fire Alarm System

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Elevator System:

- Comprehensive system replacement

Facility Renovation

STATUS: *Design, Construction Documents*

Building Occupancy: Vacate during Construction

Projected GMP Approval: April 2024

Projected Construction Period

Start: June 2024

Completion: August 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

- Flooring: replace carpet and vct
- Flooring: Repair existing terrazzo
- Ceilings: Replace all ceiling tiles
- Install accessible cabinetry/countertops
- Paint all interior door frames
- Paint all Interior walls
- Interior handrailing/guardrail replacement
- Room signage
- Install markerboards, tackboards
- New toilet partitions

Selective furniture replacement

- Corridors/Classrooms/Labs

Structure/Building Envelope

- Stabilize Crawlspace/foundation
- Replace exterior windows
- Replace roof
- Clean exterior brick
- Regrading at accessible path of travel
- Improve drainage in crawl space

Electrical System

- Refurbish electrical switchgear, feeders and distribution panels
- Install LED light fixtures

Plumbing System

- Replace Drinking Fountains
- Replace all sinks (kitchen and custodial)
- Replace water heater
- Renovate all restrooms: sinks/faucets, hot water, restroom fixtures
- Install (2) Unisex restrooms

Heating, Ventilation and Air Conditioning System:

- Insulate the heating and cooling piping
- Replace Exhaust Fans
- Replace cooling equipment for IDF and elevator equipment rooms
- Existing ductwork: repair leaks and clean ductwork

Fire Protection

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

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Elevator: Replace elevator including new elevator cab

Facility Renovation
STATUS: Contractor Bidding

Building Occupancy: Vacate during Construction

Projected GMP Approval: February 2024

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



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McCreless Hall

Scope of Work:

Interior Finishes

- Flooring: replace carpet and vct
- Flooring: Repair existing terrazzo
- Ceilings: Replace all ceiling tiles
- Install accessible cabinetry/countertops
- Paint all interior door frames
- Paint all Interior walls
- Interior handrailing/guardrail replacement
- Room signage
- Install markerboards, tackboards
- New toilet partitions

Selective furniture replacement

- Corridors/Classrooms/Labs

Structure/Building Envelope

- Stabilize Crawlspace/foundation
- Replace exterior windows
- Clean exterior brick
- Regrading at accessible path of travel
- Improve drainage in crawl space

Electrical System

- Refurbish electrical switchgear, feeders and distribution panels
- Install LED light fixtures (excluding theatrical lighting)

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

Heating, Ventilation and Air

Conditioning System:

- Insulate the heating and cooling piping
- Replace Exhaust Fans
- Replace cooling equipment for IDF and elevator equipment rooms
- Existing ductwork: repair leaks and clean ductwork

Fire Protection

- Expand existing Fire Sprinkler system
- Replace Fire Alarm System

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Elevator: Replace cab finishes and functional system components

Facility Renovation

STATUS: *Contractor Bidding*

Building Occupancy: Vacate during Construction

Projected GMP Approval: February 2024

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



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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
- Cleaning/polish Terrazzo
- Reseal existing concrete
- 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 doors and door frames

Electrical System:

- Replace interior and exterior light fixtures with LED fixtures (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)

Heating, Ventilation and Air Conditioning System:

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

Fire Alarm System Replacement

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Elevator System: Replace cab finishes and equipment upgrades

Building Occupancy: Partially occupied during construction

Projected GMP Approval: May 2024

Projected Construction Period

Start: June 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:

- Flooring: replace carpet and vct
- Flooring: Repair existing terrazzo
- Ceilings: Replace all ceiling tiles
- Install accessible cabinetry/countertops
- Paint all interior door frames
- Paint all Interior walls
- Interior handrailing/guardrail replacement
- Room signage
- Install markerboards, tackboards
- New toilet partitions
- Replace room dividers

Structure and Building Envelope:

- Replace roof
- Replace vertical and horizontal exterior windows
- Repair damaged brick
- Accessibility: railings, sidewalks, ramps and stairs

Electrical System:

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

Plumbing System:

- Replace sinks
- Replace water heaters
- Renovate all restrooms: sinks/faucets, hot water, restroom fixtures, unisex restrooms
- Replace Sewage Ejector Pumps

Heating, Ventilation and Air

Conditioning System:

- Replace two Air Handler Units
- Replace cooling equipment for IDF and elevator equipment rooms
- Existing ductwork: repair leaks and clean ductwork

Fire Alarm System Panel Replacement

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Elevator: Replace elevator including new elevator cab

Selective furniture replacement

- Corridors/Classrooms/Labs

Building Occupancy: Partially occupied during construction

Projected GMP Approval: March 2024

Projected Construction Period

Start: June 2024

Completion: October 2025

Warranty Period: September 2025-September 2026

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



Chemistry/Geology Building

Scope of Work Upgrades:

Interior Finishes

Corridors/Classrooms/Labs/Restrooms

- Flooring: replace carpet and vct
- Ceilings: Replace all ceiling tiles
- Paint all interior door frames
- Paint all Interior walls
- Room signage

Fire Alarm System Replacement

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Selective furniture replacement

- Lecture Hall seating
- Selective Classrooms

Exterior Site Improvements:

- Accessibility: railings, sidewalks, ramps and stairs
- Clean exterior brick

Electrical System

- Install LED lighting
- Refurbish electrical switchgear, feeders and distribution panels

Plumbing System

- Replace water heater

Heating, Ventilation and Air Conditioning System:

- Replace cooling equipment for IDF and elevator equipment rooms
- Testing and Balancing of mechanical system components

Comprehensive Renovations

STATUS: *Contractor Bidding*

Building Occupancy: Occupied during Construction

Projected GMP Approval: February 2024

Projected Construction Period

Start: April 2024

Completion: April 2025

Warranty Period: April 2025-April 2026

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



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Central Plant

Scope of Work:

Interior Finishes

- Paint all Interior walls
- Paint all doors and frames

Structure/Building Envelope

- Repair exterior windows
- Replace overhead doors
- Repair roof and gutters

Mechanical Systems

- Selective replacement of mechanical pumps which supply heating and cooling to all buildings on campus
 - Chill Water, Heating Hot Water, and Condenser Water pumps
- Replace mechanical Controls System
- Refurbish Chiller #4
- Install Refrigerant monitoring system providing employee safety

Electrical System

- Refurbish electrical switchgear, feeders and distribution panels
- Replace electrical Motor Control Center
- Electrical upgrades as required for mechanical system work described above
 - Replacement of Variable Speed Drives

Computer Network/Security:

- Upgrade existing security cameras
- Upgrade existing card access
- Replace networking infrastructure
- Upgrade Wireless Access Points

Fire Alarm System Replacement

Comprehensive Renovations

STATUS: *Contractor Bidding*

Building Occupancy: Occupied during Construction

Projected GMP Approval: February 2024

Projected Construction Period

Start: June 2024

Completion: April 2025

Warranty Period: April 2025-April 2026

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



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Candler Physical Education Center

Major System (HVAC)

STATUS: *Design, Construction Documents*

Scope of Work:

Interior

- New Wayfinding Room Signage
- New Exit Signs
- Modify Existing Exit Sign
- New Handrails to Existing Stair
- New Fire Extinguisher

Heating, Ventilation and Air Conditioning System:

- Replacement of 8 Air Handling Units
- Replace Drinking Fountain
- Repaint Gas Piping And Replace Gas Regulator
- Upgrade heating, ventilation and air conditioning system Controls

Plumbing System:

- Replace Drinking Fountains

Electrical System:

- Electrical upgrades as required for heating, ventilation and air conditioning system upgrades.

Building Occupancy: Occupied during Construction

Projected GMP Approval: March 2024

Projected Construction Period

Start: June 2024

Completion: January 2026

Warranty Period: January 2026- January 2027

ACD PM: Christopher Parker

LAN PM: Samantha Solorio

Architectural Firm:

WestEast
Design Group

General Contractor:

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ENGINEERS



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Longwith Radio Television and Film

Major System (HVAC)

STATUS: *Design, Construction Documents*

Scope of Work:

Interior

- New Exit Sign
- New Millwork for Accessibility Compliance
- Add Door Sweep to Existing Door
- Remove Rust and Paint Exterior Door and Frame
- Replace Cast Stone Sealant Joints on Landscape Walls
- Add Joint Sealant at Cracked Brick Grout Joint
- Replace Panic Hardware on Existing Storefront Door
- Sealing at Parapet cap

Heating, Ventilation and Air Conditioning System:

- Replace cooling equipment for IDF and elevator equipment rooms
- Re-route the drainage from cooling equipment for IDF and elevator equipment rooms
- Replace existing chilled water pump
- Cap existing flue in the building's mechanical plant
- Replace filter feeder.

Electrical System:

- Electrical upgrades as required for heating, ventilation and air conditioning system upgrades.

Building Occupancy: Occupied during Construction

Projected GMP Approval: March 2024

Projected Construction Period

Start: June 2024

Completion: June 2026

Warranty Period: June 2026 - June 2027

ACD PM: Christopher Parker

LAN PM: Samantha Solorio

Architectural Firm:

WestEast
Design Group

General Contractor:

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Loftin Student Center

Major System (HVAC) STATUS: *Design, Construction Documents*

Scope of Work:

Heating, Ventilation and Air Conditioning System:

- Replace rooftop air handler units
- Replace penthouse air handler unit
- Replace rooftop ductwork and mechanical system piping
- Replace heating and cooling equipment above ceilings
- Exhaust systems
- Replace cooling equipment for IDF and elevator equipment rooms
- Replace Mechanical Control System

Electrical System:

- Electrical upgrades as required for heating, ventilation and air conditioning system upgrades.
 - Replacement of Variable Speed Drives

Building Occupancy: Occupied during Construction
Projected GMP Approval: May 2024
Projected Construction Period
Start: July 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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Moody Learning Center

Major System (HVAC) STATUS: *Design, Design Development*

Scope of Work:

- Interior**
- Replace exterior door at penthouse
- Structure/Building Envelope**
- Replace support racks for piping at underfloor
- Heating, Ventilation and Air Conditioning System:**
- Replace three air handler units
 - Replace cooling equipment for IDF and elevator equipment rooms
 - Replace exhaust systems
 - Replace Heating and chilled water system, valves and insulation.
 - Replace Mechanical Control System
- Plumbing System:**
- Replace pumps
- Electrical System:**
- Electrical upgrades as required for heating, ventilation and air conditioning system upgrades.
 - Electrical upgrades as required for plumbing system upgrades.

Building Occupancy: Occupied during Construction
Projected GMP Approval: May 2024
Projected Construction Period
Start: July 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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Facilities/Maintenance Building

Major System (Roof)

STATUS: *Construction*

Scope of Work:

Structure/Building Envelope

- Roof repair and installation of coating system
- Exterior Metal Renewal

Building Occupancy: Occupied during Construction

Projected Construction Period

Start: December 27, 2023

Completion: January 30, 2024

Warranty Period: January 2024 to January 2025

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

General Contractor:



Loftin Student Center

Major System (Roof + Skylights)

STATUS: *Construction*

Scope of Work:

Structure/Building Envelope

- Roof repair and installation of coating system
- Skylight Renewal

Building Occupancy: Occupied during Construction

Projected Construction Period

Start: January 4, 2024

Completion: February 19, 2024

Warranty Period: February 2024 to February 2025

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

General Contractor:



Nursing and Allied Health Center

Comprehensive Renovation

STATUS: *Design, Construction Documents*

Scope of Work:

Interiors Finishes:

- Flooring: replace sheet rubber, carpet and vct
- Countertop replacement
- Paint interior doors/frames
- Paint Interior walls
- Room signage
- Interior folding partition renewal

Furniture: Selective replacement at classrooms/student areas

Structure and Building Envelope:

- Replace damaged windowpanes

Fire Alarm System Replacement

Heating, Ventilation and Air Conditioning System:

- Replace above ceiling heating and cooling equipment
- Existing ductwork: repair leaks and clean ductwork
- Replace cooling equipment for IDF and elevator equipment rooms

Electrical System:

- Refurbish Electrical Distribution Switchgear and distribution panels
- Electrical upgrades as required for heating, ventilation and air conditioning system upgrades.
- Electrical upgrades as required for plumbing system upgrades.

Plumbing System:

- Replace Drinking Fountains
- Replace Pressure booster pump
- Replace Water heater

Building Occupancy: Occupied during Construction

Cooperative Contract Solicitation: January 2024

Projected Construction Period

Start: June 2024

Completion: August 2025

Warranty Period August 2025-August 2026

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



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Early Childhood Center

Demolition

STATUS: Design, Construction Documents

Scope of Work:

Re-routing of utilities to Ashby House

- Power to Ashby parking lot light poles and blue security light
- Fiber/telecommunications

Demolition of Early Childhood Center

Building Occupancy: Unoccupied Space
Cooperative Contract Solicitation: February 2024
Projected Construction Period
Start: March 2024
Completion: May 2024
Warranty Period: May 2024-May 2025

ACD PM: Christopher Parker
LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



First Responders Academy Fire Pump House & Fire Hydrant

Major System (HVAC)
STATUS: *Schematic Design*

Scope of Work:

Mechanical System

- Fire Pump replacement
- Fire hydrant area regrading

Exterior Sitework

- Concrete placement at Fire Hydrant
- Asphalt removal and regrading
- Install storm water inlet and piping for drain
- Water storage tank valve replacement

Building Occupancy: Unoccupied Space
Cooperative Contract Solicitation: April 2024
Projected Construction Period
Start: June 2024
Completion: July 2025
Warranty Period: July 2025– July 2026

ACD PM: Christopher Parker
LAN PM: Alfred Vitela

Architectural Firm:

WestEast
Design Group

General Contractor:



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Fletcher Administration Center

Major System (Roof)

STATUS: *Design Procurement*

Scope of Work:

Structure/Building Envelope

- Roof Renewal

Building Occupancy: Occupied during Construction

Projected Construction Period

Start: TBD

Completion: TBD

Warranty Period: TBD

ACD PM: Christopher Parker

LAN PM: Alfred Vitela

Envelope Consultant:

General Contractor:



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Empowerment Center

Major System (Roof)

STATUS: *Design Procurement*

Building Occupancy: Occupied during Construction

Projected Construction Period

Start: TBD

Completion: TBD

Warranty Period: TBD

Scope of Work:

Structure/Building Envelope

- Roof Renewal

ACD PM: Christopher Parker

LAN PM: Alfred Vitela

Envelope Consultant:

General Contractor:



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Bennet (East) Music Hall

Scope of Work:

Building assessment underway to determine renovation needs

Comprehensive Renovation

STATUS: *HOLD*

Building Occupancy: TBD

Cooperative Contract Solicitation: TBD

Projected Construction Period

Start: TBD

Completion: TBD

Warranty Period: TBD

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:

General Contractor:



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