

# San Antonio College MTN Renovation & Relocation Update

## 2022 Maintenance Tax Notes Program

November 10, 2023



# San Antonio College Maintenance Tax Notes (MTN) Agenda

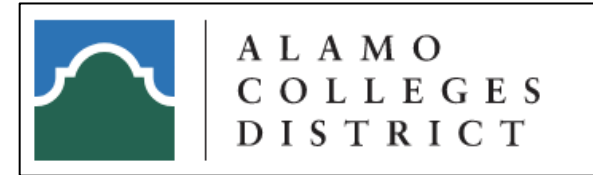
1. 2022 MTN Team Introductions
2. Alamo Colleges MTN Scope Overview: Scope and Schedule
3. SAC MTN Renovation Scope of Work
4. Relocation Planning – Example: Gonzales Hall
5. Questions and Closing Comments



# 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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**Jennifer Johnson**  
RA, AIA, CEFP, NCARB, PMP  
Program Manager



**Samantha Solorio**  
PMP  
Program Manager

## Design Firms



## Construction Firms



## Relocation Consulting Firms



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# Alamo Colleges MTN Scope Overview

Goal: Recapitalization of aging facilities

## Total Budget

- District Wide: \$267,701,318
- San Antonio College: \$148,601,579

## Program Scope

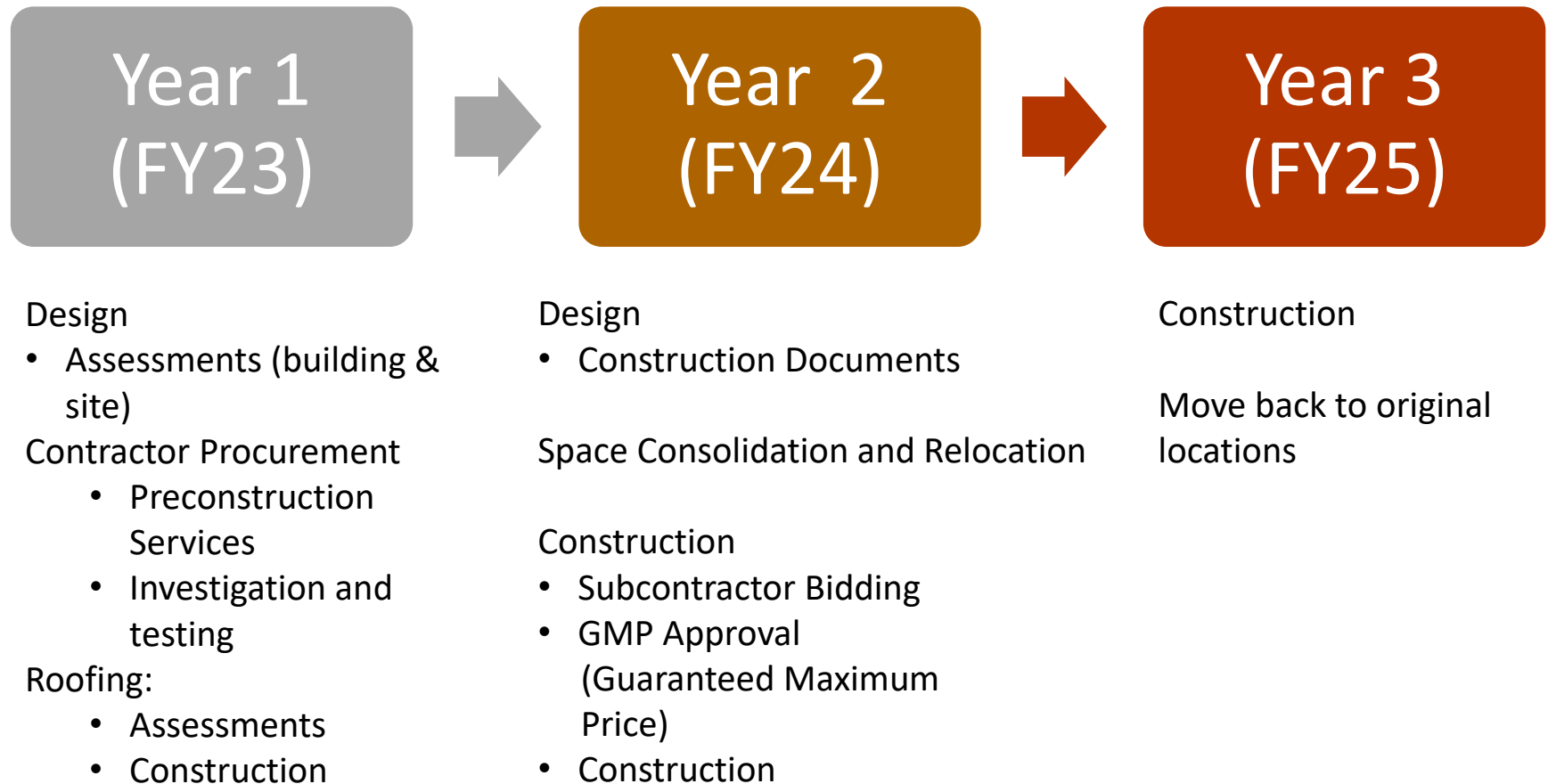
- District Wide: 65 separately named projects
- San Antonio College: 17 buildings

## Types of Projects

- (5) Facility Renovation
- (5) Comprehensive Renovation
- (4) Major System (HVAC) rehabilitation
- (3) Major System (ROOF) rehabilitation
- (1) Building Demolition, funded by PM funds



# Alamo Colleges MTN Scope Overview



# SAC Construction Schedule Overview

Building	Occupancy During Construction	Projected Construction Start	Projected Construction Completion	Warranty Period
Chance Academic Center	Vacant	June 2024	March 2026	March 2026- March 2027
Gonzales Hall	Vacant	April 2024	December 2024	December 2024-December 2025
McCreless Hall	Vacant	January 2025	September 2025	September 2025-September 2026
McAllister Fine Arts	Partially occupied	April 2024	January 2026	January 2026-January 2027
Nail Technical Center	Partially occupied	June 2024	January 2026	January 2026-January 2027
Nursing & Allied Health Building	Occupied	March 2024	July 2025	July 2025- July 2026
Chemistry/Geology Building	Occupied	March 2024	July 2025	July 2025- July 2026
Central Plant	No Occupants	April 2024	December 2024	December 2024- December 2025
Candler Physical Education Center	Occupied	April 2024	May 2025	May 2025- May 2026
Longwith Radio Television and Film	Occupied	April 2024	May 2025	May 2025- May 2026
Moody Learning Center/Loftin Student Center	Occupied	April 2024	September 2025	September 2025-September 2026



# 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:**

**Page/**

**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:**

**Page/**

**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 during construction

#### 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:



**O'CONNELL  
ROBERTSON**

#### 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 Terrazzo
- Flooring: Reseal existing concrete
- Ceilings: Replace all ceiling tiles
- Replace room dividers

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

#### Elevator System 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:** Partially occupied during construction

#### Projected Construction Period

Start: June 2024

Completion: January 2026

Warranty Period: January 2026-January 2027

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

**pfluger**  
planning | architecture | interior design

**General Contractor:**

**Turner**



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# 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

### HVAC (Mechanical) System:

- Replace cooling units: IDF and elevator equipment rooms
- Replace above ceiling terminal boxes
- Existing ductwork: repair any ductwork leaks and clean system

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

### Structure and Building Envelope:

- Replace cracked windowpanes

### Fire Alarm System Replacement

### Electrical System:

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

### Plumbing System:

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

**Building Occupancy:** Vacate during Construction

**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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# Chemistry/Geology Building

Comprehensive Renovation  
**STATUS: Design, Construction Documents**

## Scope of Work Upgrades:

### Interior Finishes

- Paint all Interior walls, hard ceilings and door frames
- Replace all carpet and VCT tile with LVT
- Replace all sheet vinyl
- Concrete flooring renewal
- Replace all acoustical ceiling tiles
- Replace damaged door signage

### Structure/Building Envelope

- Clean exterior brick
- Exterior stair and ramp

### Electrical System

- Replace all interior lighting with LED fixtures
- Electrical gear maintenance
- Upgrade Fire Alarm system

### Plumbing System

- Replace water heater

### HVAC (Mechanical) System

- Replace (1) Rooftop AHU (to include hail guard)

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: March 2024

Completion: July 2025

Warranty Period: July 2025-July 2026

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**



**General Contractor:**



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# Central Plant

## Comprehensive Renovation *STATUS: Design, Construction Documents*

### Scope of Work:

#### Interior Finishes

- Paint all Interior walls
- Replace all acoustical ceiling tiles

#### Structure/Building Envelope

- Replace exterior stairs
- Replace exterior windows
- Replace overhead doors
- Repair roof and gutters
- Clean exterior brick

#### Mechanical

- Pumps (CHW, HHW, CNDW)
- VFDs and controls
- Chiller #4
- Refrigerant monitoring system

#### Electrical

- Main Electrical gear maintenance
- Fire alarm panel and fire extinguishers

**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:**



**General Contractor:**



# Candler Physical Education Center

## Major System (HVAC) Rehabilitation

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

### Scope of Work:

#### Interior

- New wayfinding room signage
- Install new exit signs
- New handrail at existing stairs

#### Structure/Building Envelope

- New expansion joint sealant

#### Mechanical

- Replace AHUs (8)
- Piping, valves, and insulation

#### Plumbing

- Replace drinking fountains

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: April 2024

Completion: May 2025

Warranty Period: May 2025-May 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**

**WestEast**  
Design Group

**General Contractor:**

**BYRNE WOOD**  
A CENTURY OF EXCELLENCE



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# Longwith Radio Television and Film

## Major System (HVAC) Rehabilitation

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

### Scope of Work:

#### Interior

- New exit signs
- Paint exterior doors and frames
- Install panic hardware on existing storefront
- Millwork

#### Structure/Building Envelope

- Replace cast stone sealant joints

#### Mechanical

- Split systems and re-route condensate
- New condensing unit on roof

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: April 2024

Completion: May 2025

Warranty Period: May 2025-May 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**

**WestEast**  
Design Group

**General Contractor:**

**BYRNE**   
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# Loftin Student Center

## Major System (HVAC) Rehabilitation

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

### Scope of Work:

#### Mechanical

- Replace rooftop AHUs
- Replace penthouse AHU
- Rooftop ductwork and piping
- Terminal Units
- Exhaust systems
- Split systems

#### Electrical

- Replace VFDs at all mechanical equipment
- DDC Controls

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: April 2024

Completion: September 2025

Warranty Period: September 2025- September 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**



**General Contractor:**



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ACHIEVING LEADER  
IN DISTANCE EDUCATION  
OF DISTINCTION



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# Moody Learning Center

## Major System (HVAC) Rehabilitation

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

### Scope of Work:

#### Interior

- New door at penthouse

#### Structure/Building Envelope

- Replace support racks for piping at underfloor

#### Mechanical

- Replace AHUs
- Split systems
- Exhaust systems
- Heating and chilled water system, valves and insulation.

#### Plumbing

- Replace pumps

#### Electrical

- New electrical connection for pump
- New electrical connection for fan array

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: April 2024

Completion: September 2025

Warranty Period: September 2025-September 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**



**General Contractor:**



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# First Responders Academy Fire Pump House & Fire Hydrant

## Scope of Work:

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

Major System Rehabilitation  
**STATUS: Schematic Design**

**Building Occupancy:** Unoccupied Space  
**Projected Construction Period**

Start: February 2024

Completion: October 2024

Warranty Period: October 2024 – October 2025

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**

**WestEast**  
Design Group

**General Contractor:**



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# Early Childhood Center

Demolition

**STATUS:** *Construction Documentation*

**Building Occupancy:** Unoccupied Space

**Projected Construction Period**

Start: February 2024

Completion: October 2024

Warranty Period: TBD

## 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

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

**General Contractor:**

**pfluger**  
planning | architecture | interior design



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# Facilities/Maintenance Building

## Major System (ROOF) Rehabilitation

**STATUS:** *Construction Notice to Proceed*

### Scope of Work:

#### Structure/Building Envelope

- Roof Renewal
- Exterior Metal Renewal

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: December 15, 2023

Completion: January 15, 2024

Warranty Period: January 2024 to January 2025

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**General Contractor:**



# Loftin Student Center

## Major System (ROOF) Rehabilitation

**STATUS:** *Construction Notice to Proceed*

### Scope of Work:

#### Structure/Building Envelope

- Roof Renewal
- Skylight Renewal

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: December 26, 2023

Completion: February 7, 2024

Warranty Period: February 2024 to February 2025

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**General Contractor:**



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# Fletcher Administration Center

## Major System (ROOF) Rehabilitation

**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:** Jennifer Johnson

**Envelope Consultant:**

**General Contractor:**



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# Empowerment Center Seguir Adelante Community & Women's Center

## Scope of Work:

### Structure/Building Envelope

- Roof Renewal

## Major System (ROOF) Rehabilitation

**STATUS:** *Design Procurement*

**Building Occupancy:** Occupied during Construction

**Projected Construction Period**

Start: TBD

Completion: TBD

Warranty Period: TBD

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Envelope Consultant:**

**General Contractor:**

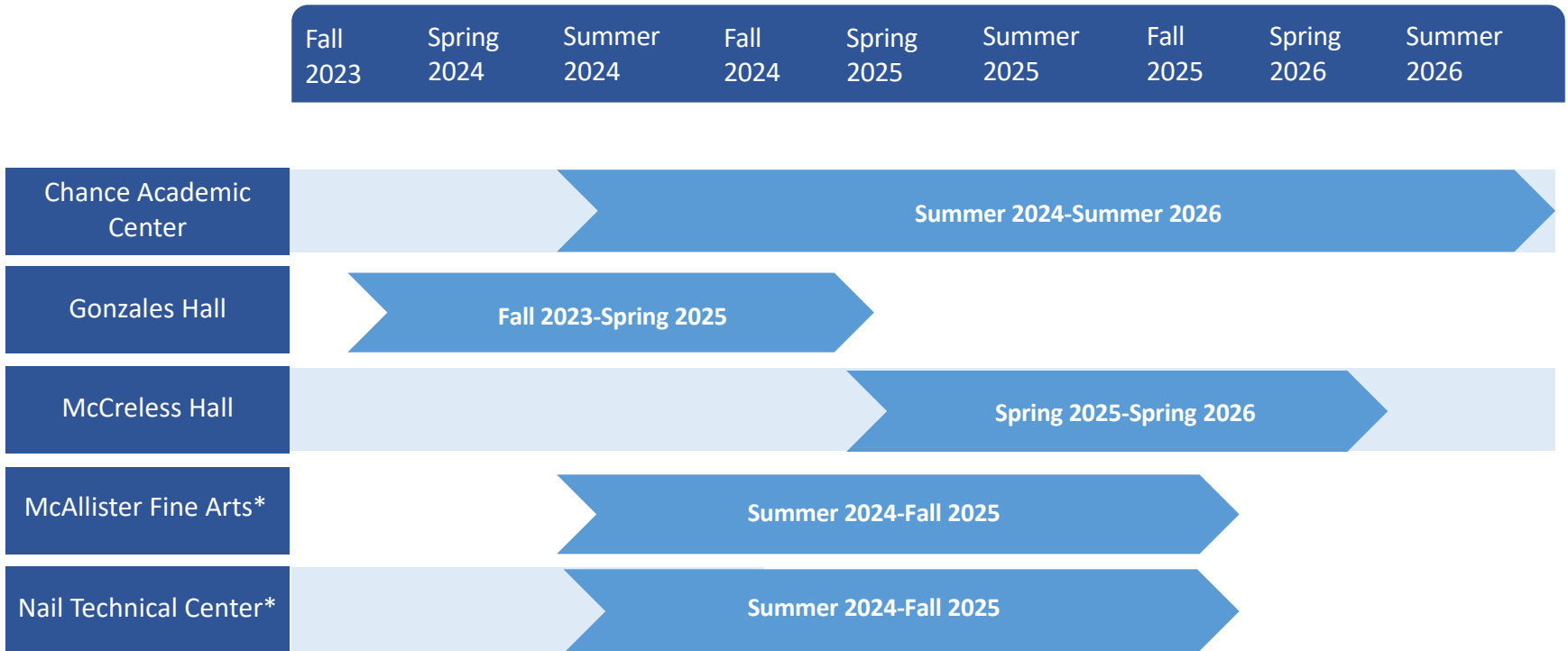




# Relocation Planning



# Relocation Planning – Campus Wide Timeline

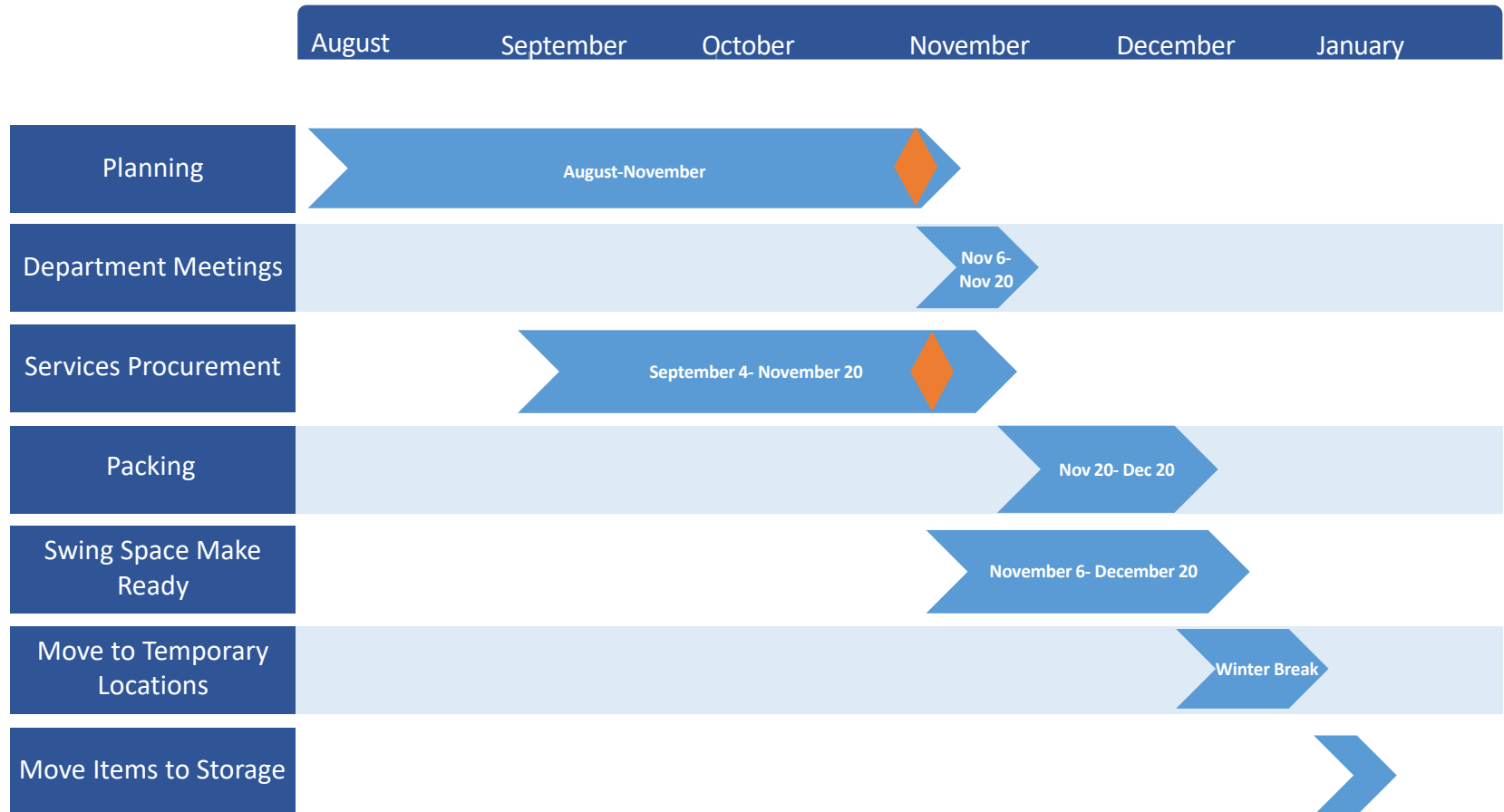


\*Buildings to be partially vacated



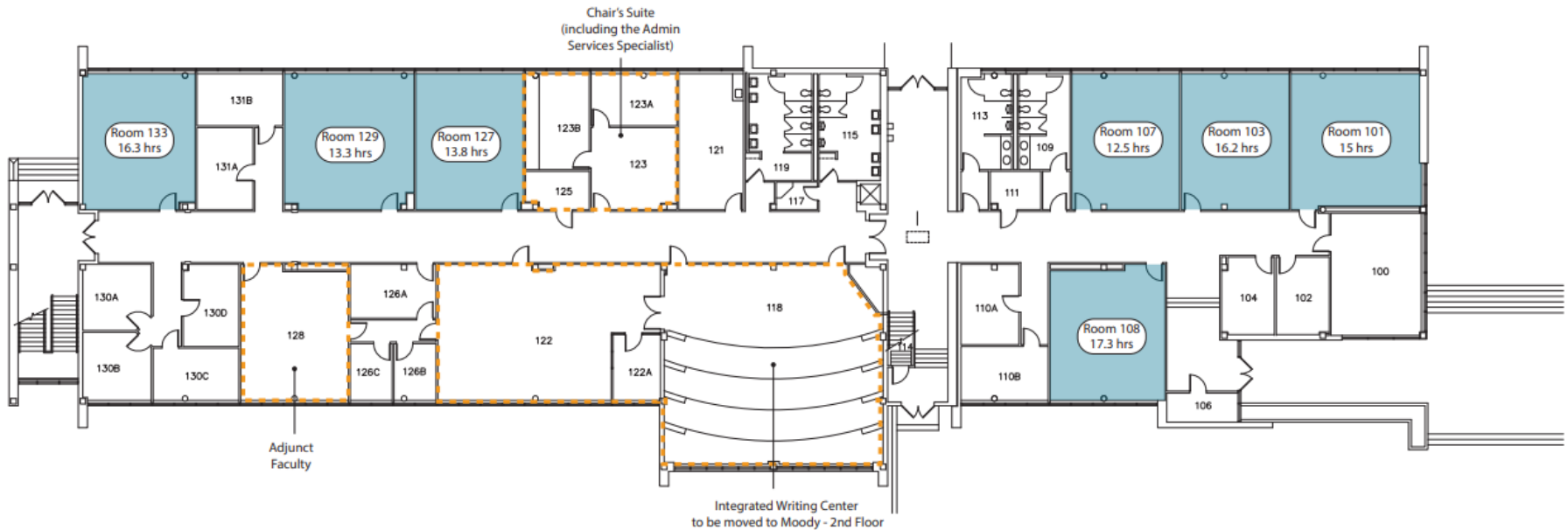
# Relocation Planning – Example: Gonzales Hall

## Timeline



# Relocation Planning – Example: Gonzales Hall

Gonzales Hall, First Floor



Highlighted areas are to be relocated to the following building(s) for the Spring 2024 semester:  
 Oppenheimer Academic Building  
 Moody Learning Center

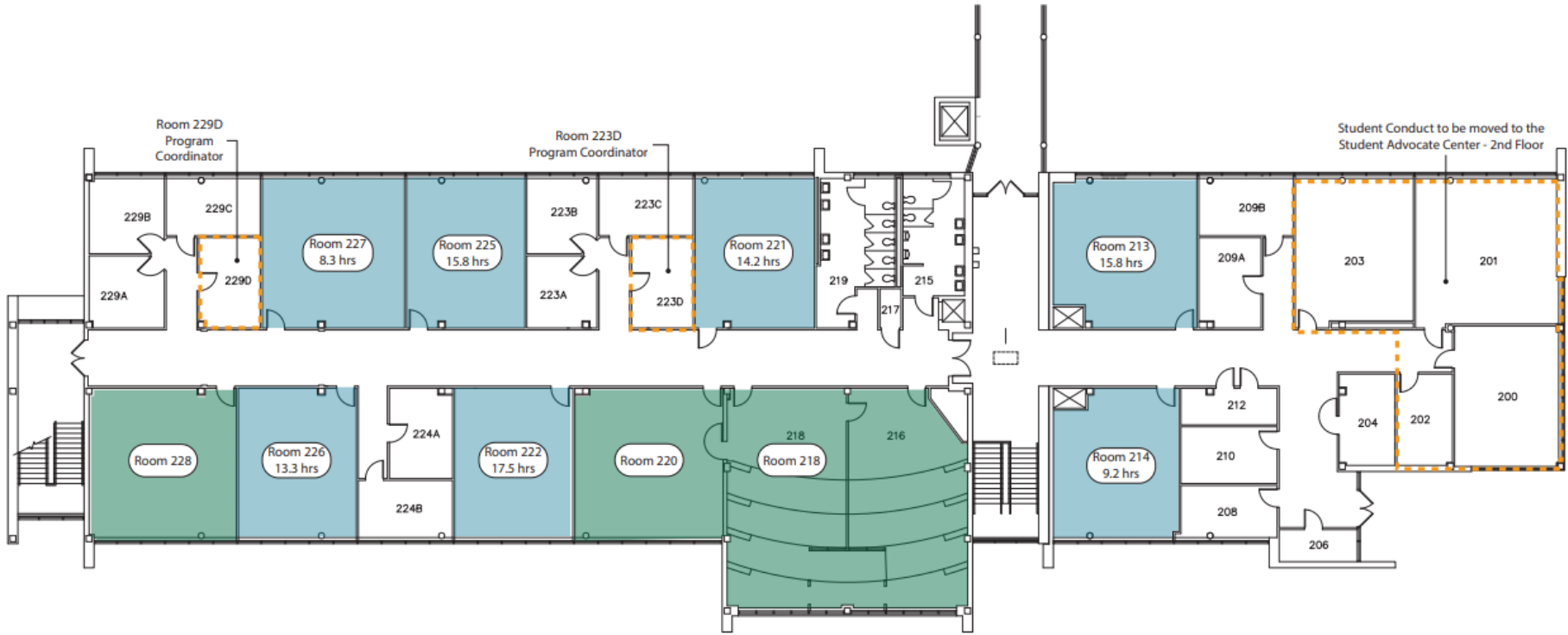
**LEGEND**

- Class
- Computer Lab
- Computer Classroom
- Open Computer Lab



# Relocation Planning – Example: Gonzales Hall

Gonzales Hall, Second Floor



Highlighted areas are to be relocated to the following building(s) for the Spring 2024 semester:  
 Oppenheimer Academic Building  
 Moody Learning Center  
 Student Advocate Center

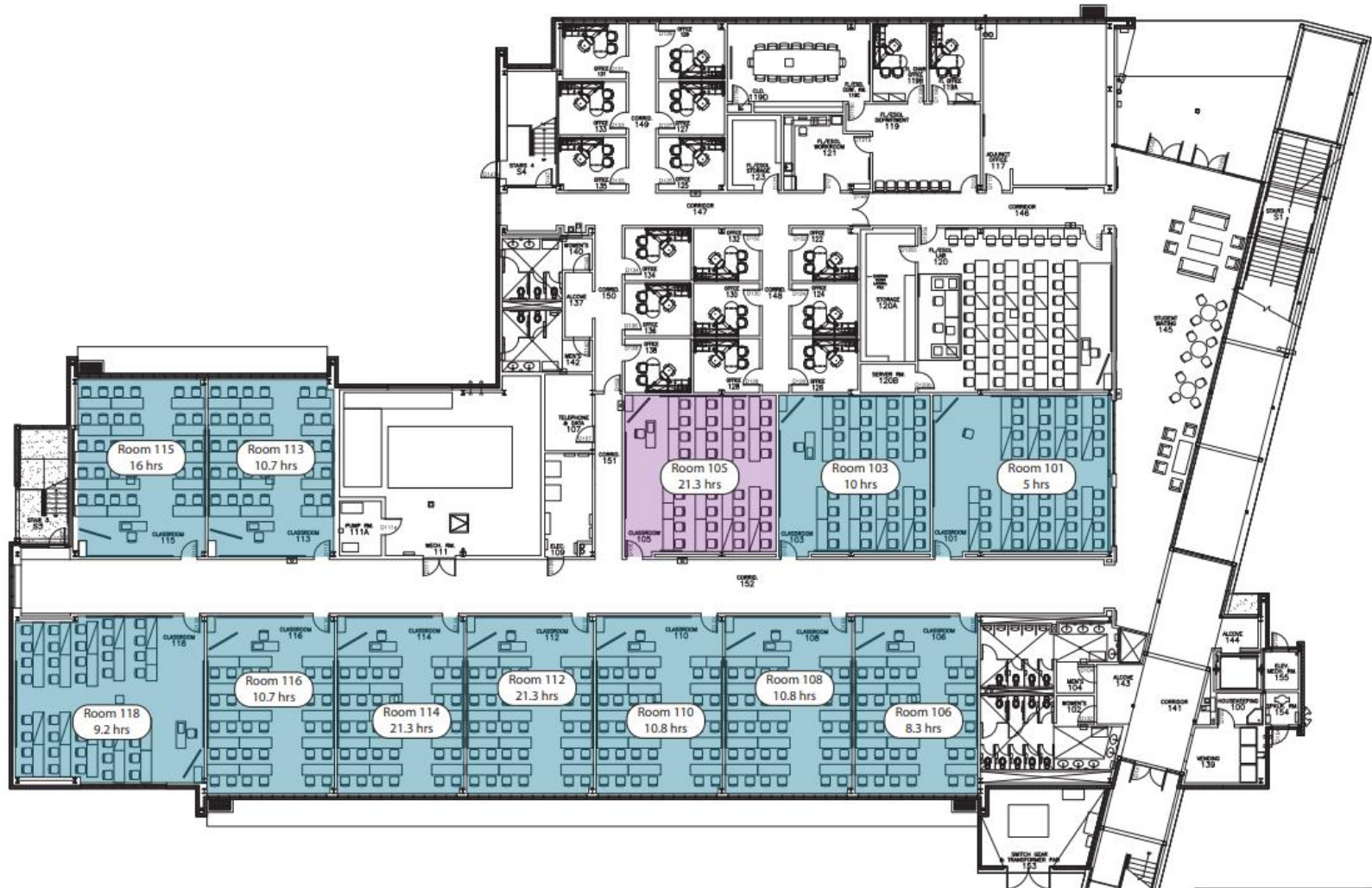
**LEGEND**

- Class
- Computer Lab
- Computer Classroom
- Open Computer Lab



# Relocation Planning – Example: Swing Space Building

Oppenheimer Academic Building, First Floor



Highlighted areas are to be consolidated to provide space for functions proposed for relocation from Gonzales Hall

**LEGEND**

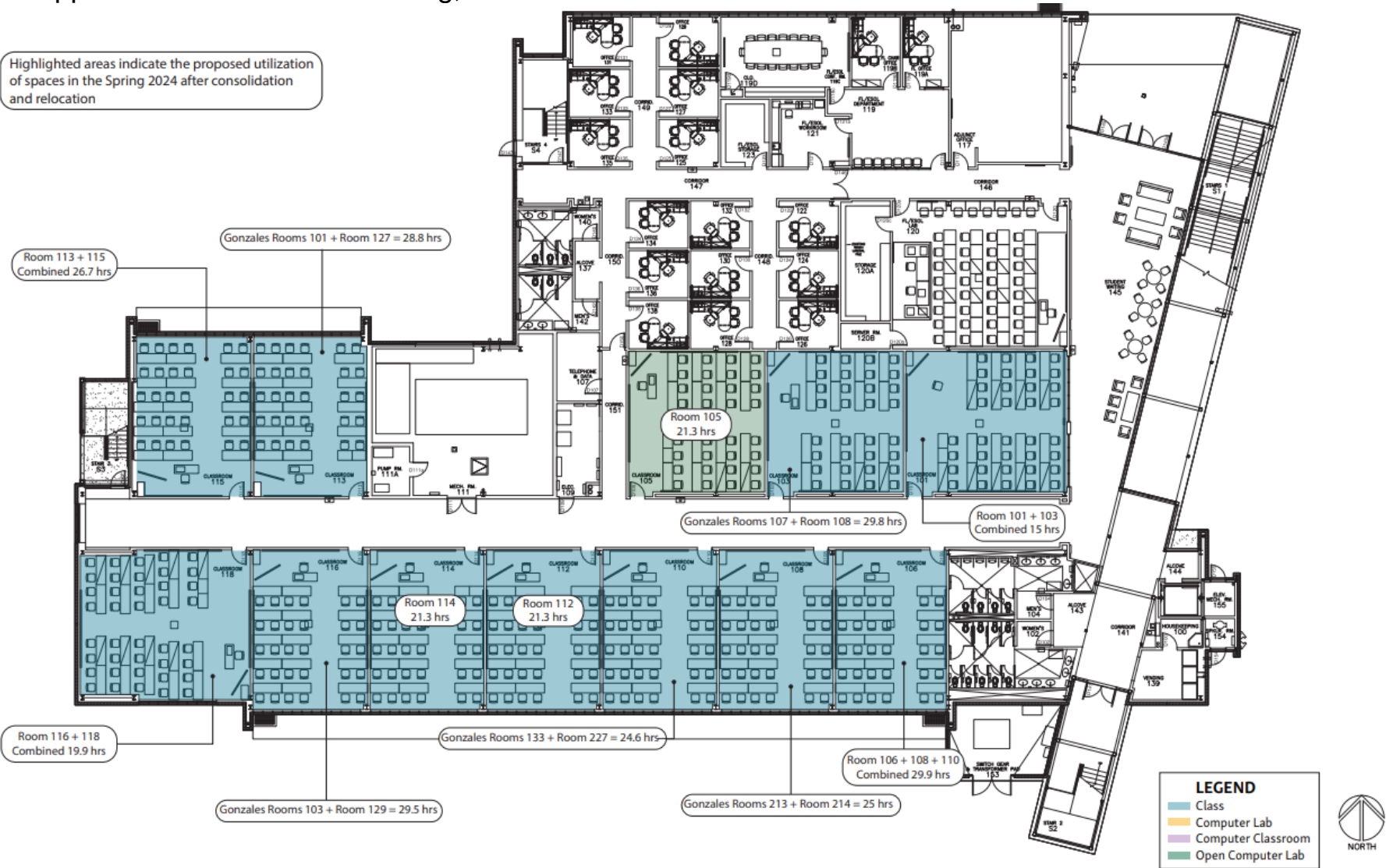
- Class
- Computer Lab
- Computer Classroom
- Open Computer Lab



# Relocation Planning – Example: Consolidation and Relocation

Oppenheimer Academic Building, First Floor Moves

Highlighted areas indicate the proposed utilization of spaces in the Spring 2024 after consolidation and relocation



# Questions?

Type question Q&A box

