

# San Antonio College MTN Renovation & Relocation Planning

## 2022 Maintenance Tax Notes Program

May 8, 2024



# San Antonio College Maintenance Tax Notes (MTN) Agenda

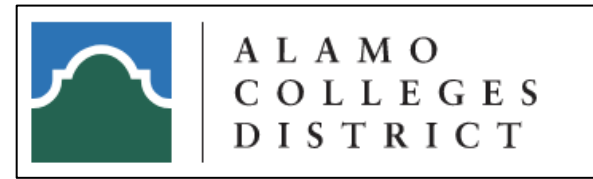
1. 2022 MTN Team Introductions
2. Alamo Colleges MTN Renovation Overview
3. SAC MTN Upcoming Building/Parking lot Closures
4. SAC Relocation Planning



# 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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**Kyle LeBlanc**  
PE, CPM, LEED GA  
Sr. Associate, Program Manager



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



**Samantha Solorio**  
PMP  
Program Manager



**Alfred Vitela, III**  
PE, LEED AP  
Program Manager

## Design Firms



## Construction Firms



## Relocation Consulting Firms



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# Alamo Colleges MTN Renovation

## Overview



# Alamo Colleges MTN Scope Overview

## Wildly Important Goal:

Investment in existing building infrastructure focused on renewal of existing building systems

- Heating and air conditioning, electrical, plumbing, roofing

## Program Scope

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

## Types of Projects

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



# San Antonio College MTN Renovation

## Overview



# SAC Construction Schedule Overview

Building	Renovation Type	Occupancy During Construction	Projected Construction Start	Projected Construction Completion	Status
Chance Academic Center*	Full Facility Renovation	Vacant	June 2024	August 2026	Construction Contract
Gonzales Hall*	Full Facility Renovation	Vacant	May 2024	January 2025	Construction Contract
McCreless Hall*	Full Facility Renovation	Vacant	March 2025	February 2026	Construction Contract
McAllister Fine Arts*	Full Facility Renovation	Partially occupied	July 2024	February 2026	Construction Contract
Nail Technical Center*	Full Facility Renovation	Partially occupied	June 2024	June 2026	Construction Contract
Nursing and Allied Health Center*	Comprehensive Renovation	Occupied	July 2024	August 2025	Design
Chemistry/Geology Building*	Comprehensive Renovation	Occupied	June 2024	March 2026	Construction Contract
Central Plant	Comprehensive Renovation	No Occupants	June 2024	March 2026	Construction Contract

\*Scope includes selective furniture replacement



# SAC Construction Schedule Overview

Building	Renovation Type	Occupancy During Construction	Projected Construction Start	Projected Construction Completion	Status
Candler Physical Education Center/ Longwith Radio Television and Film	Major System (HVAC)	Occupied	June 2024	August 2025	Construction Contract
Moody Learning Center/Loftin Student Center	Major System (HVAC)	Occupied	June 2024	January 2026	Construction Contract
Facilities/ Maintenance Building	Major System (ROOF) Rehabilitation	Occupied	December 2023	January 2024	COMPLETE
	Exterior Walls		June 2024		Pre-Construction
Loftin Student Center	Major System (ROOF) Rehabilitation	Occupied	January 2024	May 2024	Construction
Fletcher Administration Center	Major System (ROOF) Rehabilitation	Occupied	TBD	TBD	Design
Empowerment Center Seguir Adelante Community & Women's Center	Major System (ROOF) Rehabilitation	Occupied	TBD	TBD	Design
Bennet (East) Music Hall	Comprehensive Renovation	TBD	TBD	TBD	Hold
Early Childhood Center	Demolition	Unoccupied	TBD	TBD	Design
First Responders Academy	Major System (HVAC)	Unoccupied	June 2024	July 2025	Design





# San Antonio College MTN Renovation

## Upcoming Building/Parking Lot Closures



# Upcoming Building and Parking Lot Closures

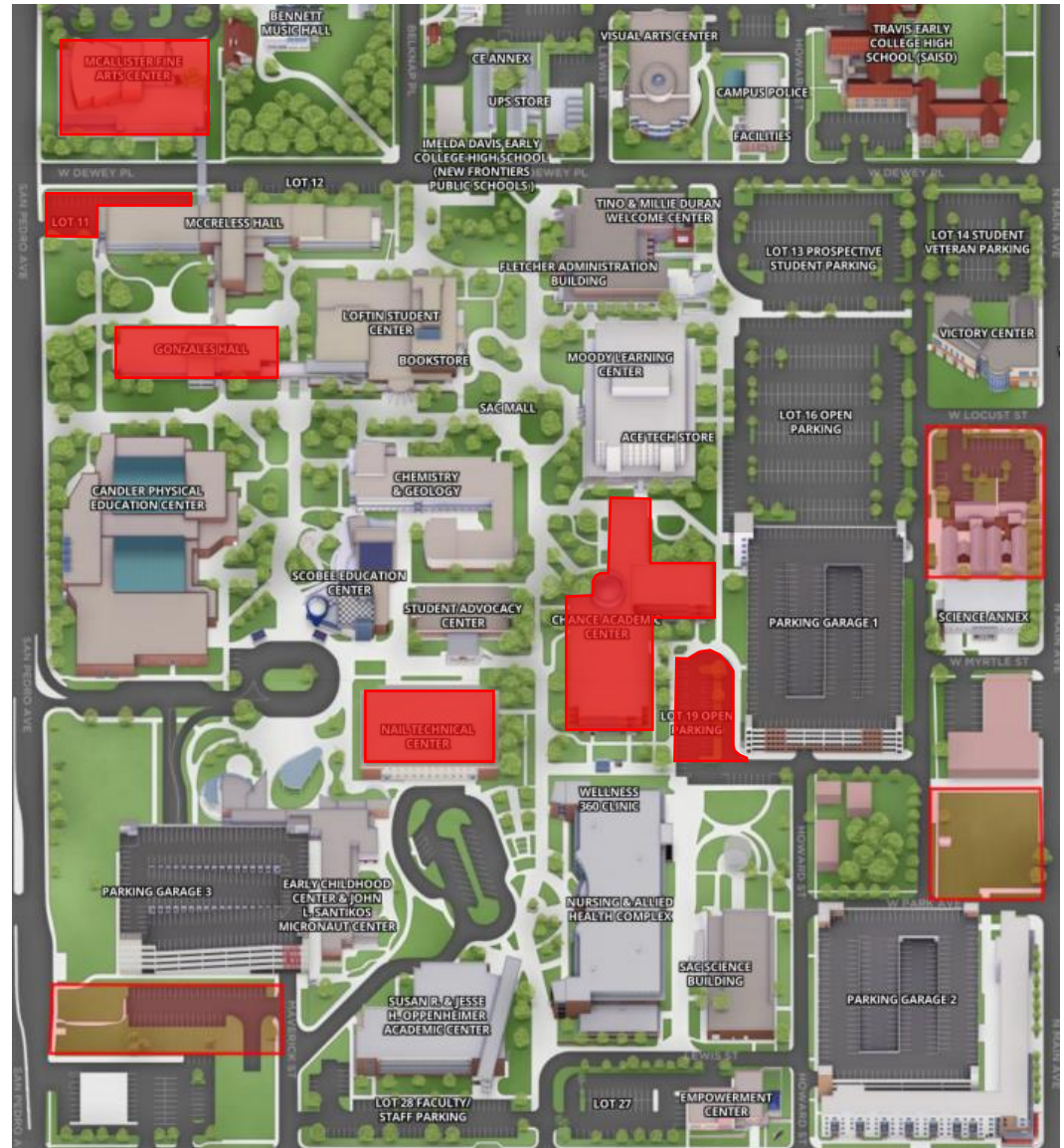
## Building Closures

- Gonzales Hall
- Chance Academic Center
- McAllister Fine Arts\*
- Nail Technical Center\*

*\*partially vacated*

## Parking Lot Closures

- Lot 11
- Lot 19

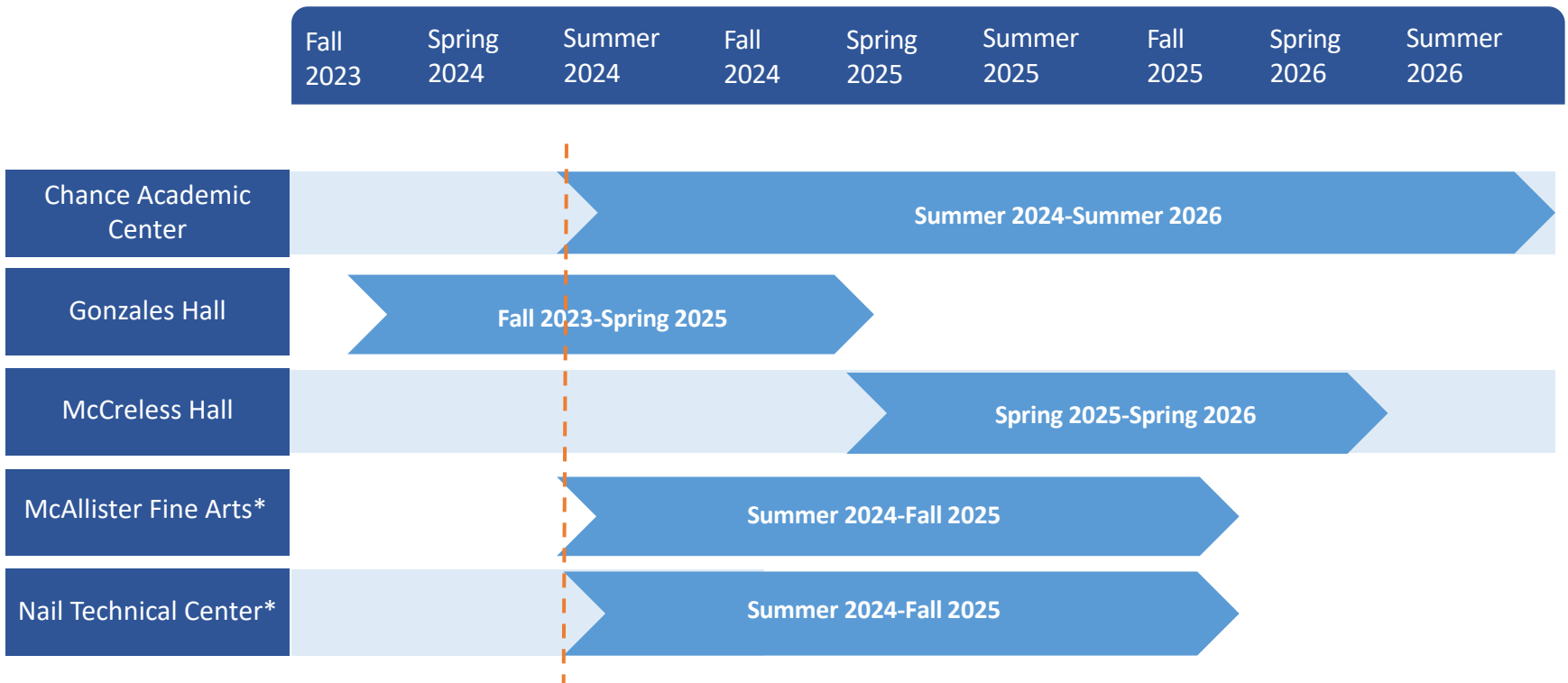


# San Antonio College MTN Renovation

## Relocation Planning



# Relocation Planning – Campus Wide Timeline

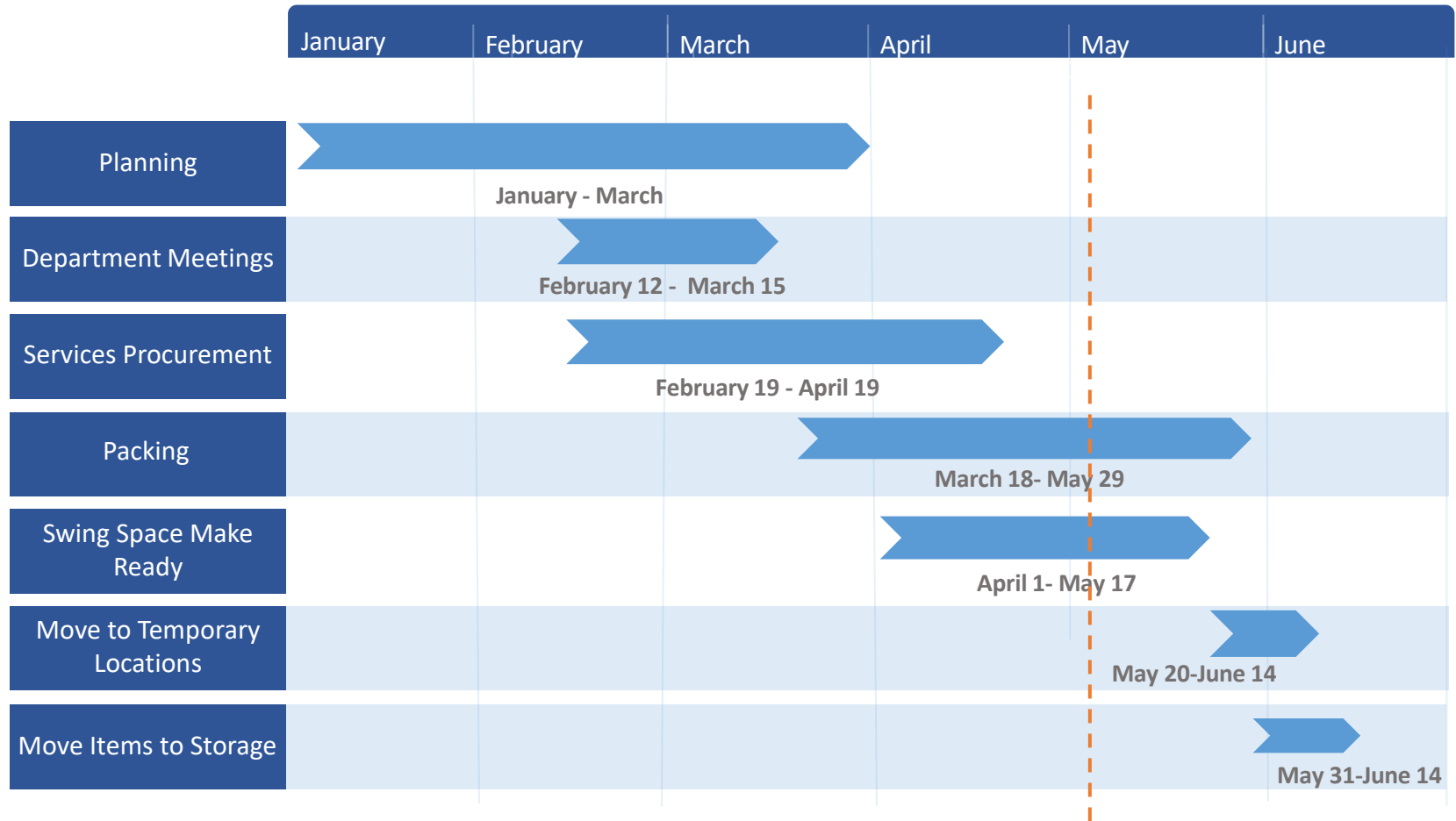


\*Buildings to be partially vacated



# Relocation Planning – Chance Academic Center

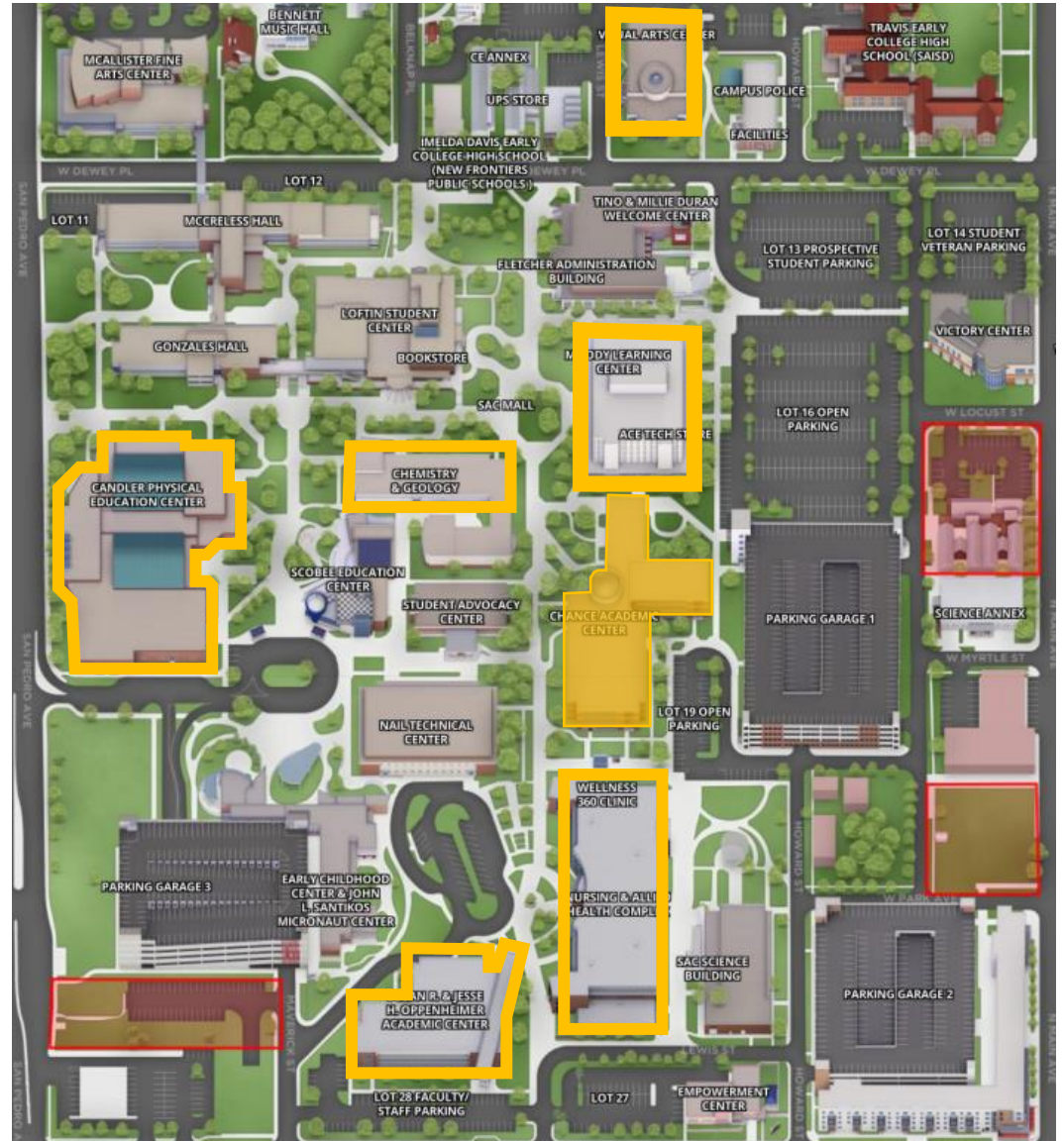
## Timeline



# Relocation Planning – Chance Academic Center

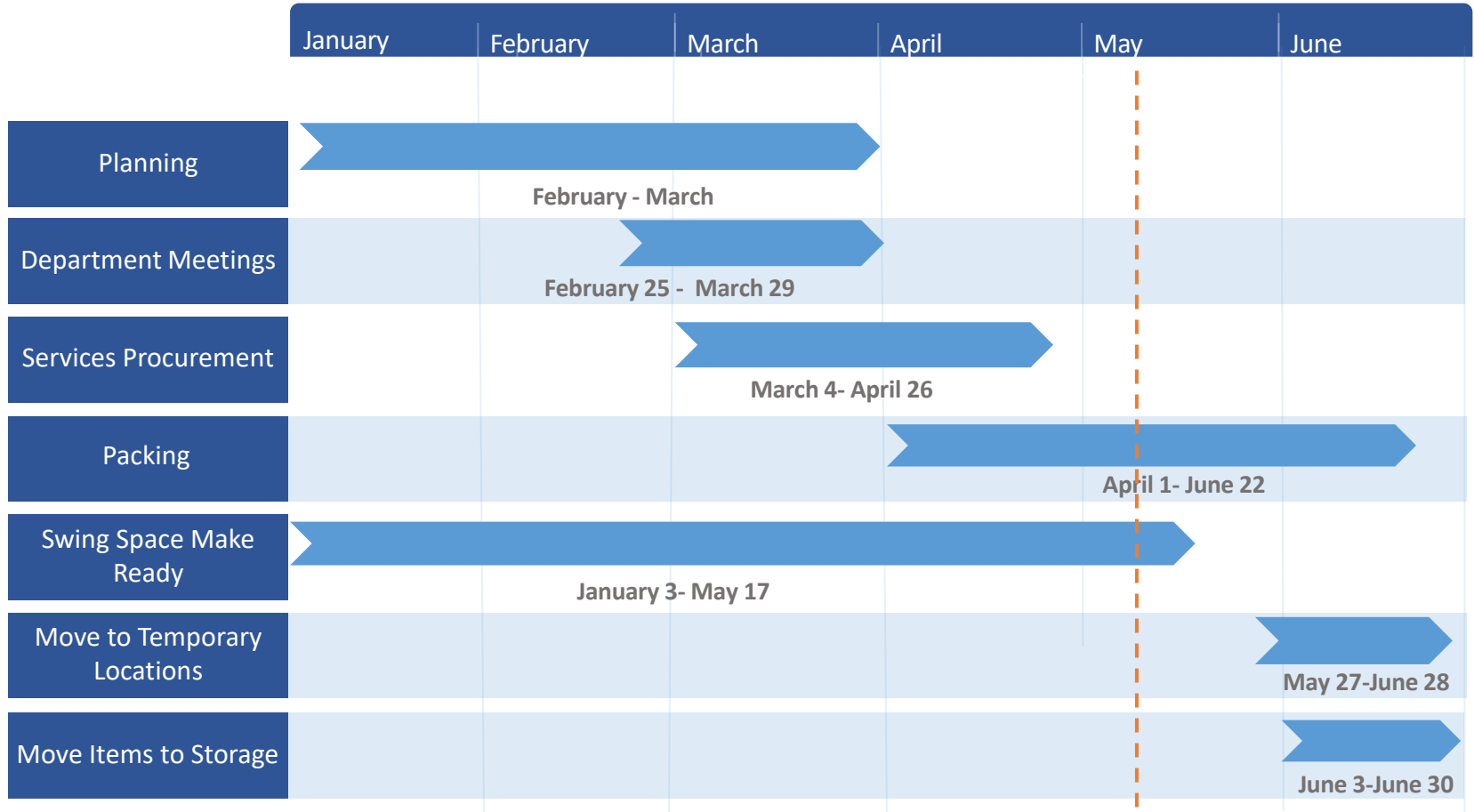
## Temporary Locations

- Moody Learning Center
- Candler Physical Education Center
- Nursing and Allied Health Complex
- Chemistry and Geology Building
- Oppenheimer Academic Building
- Visual Arts Center



# Relocation Planning – McAllister Fine Arts Center

## Timeline



# Relocation Planning – McAllister Fine Arts

## Temporary Locations

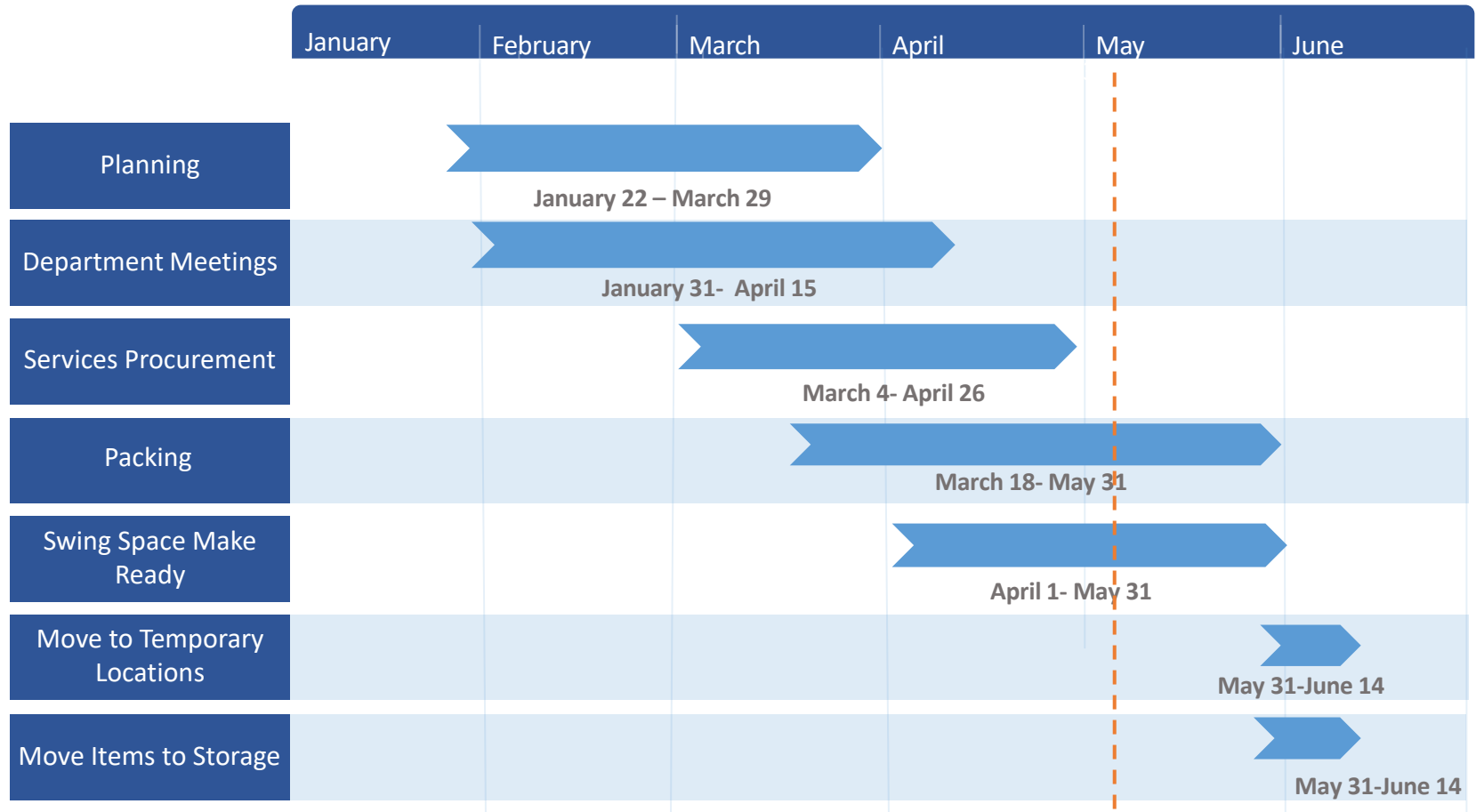
- Music Annex
- Loftin Student Center
- McCreless Hall





# Relocation Planning – Nail Technical Center (Phased Relocation)

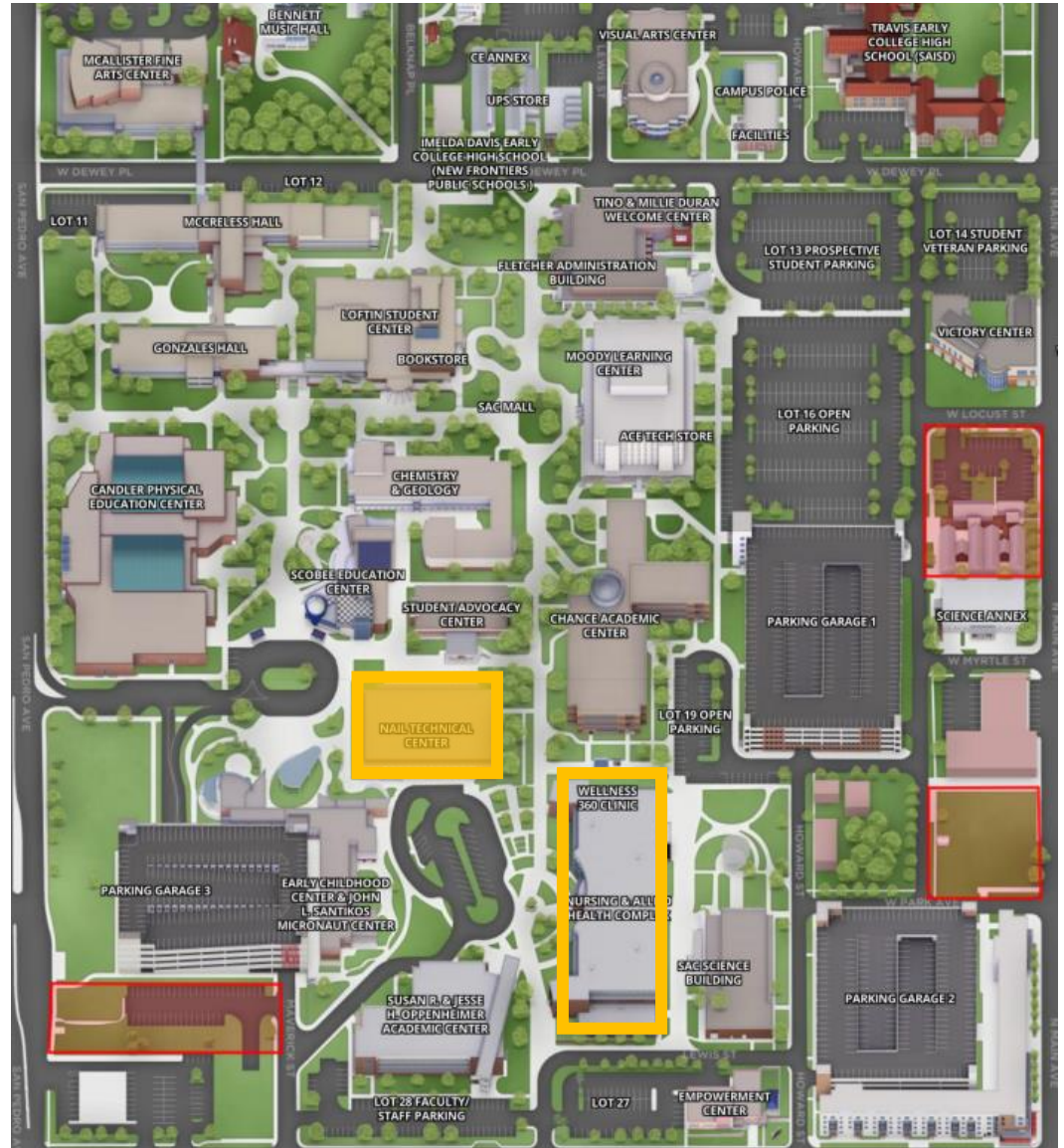
Timeline, Phase 1- Second Floor



# Relocation Planning – Nail Technical Center

## Temporary Locations

- Nursing and Allied Health Complex



# Thank you for your time

Please direct any questions after the presentation:

Dr. Lovato: [slovato@alamo.edu](mailto:slovato@alamo.edu)



# Appendix



# Chance Academic Center

MTN\_SAC Package 1: Full Facility Renovation  
**STATUS: Construction Contract**

## 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

**GMP Approval:** April 2024

**Projected Construction Period**

Start: June 2024

Completion: August 2026

Warranty Period: July 2026-June 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

**MTN\_SAC Package 2: Full Facility Renovation**  
**STATUS: Construction Contract**

**Building Occupancy:** Vacate during Construction

**Projected GMP Approval:** February 2024

**Projected Construction Period**

Start: May 2024

Completion: January 2025

Warranty Period: December 2024 - November 2025

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

**Page/**

**General Contractor:**

**Gilbane**



# McCreless Hall

MTN\_SAC Package 2: Full Facility Renovation  
**STATUS: Construction Contract**

## 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 GMP Approval:** February 2024

**Projected Construction Period**

Start: March 2025

Completion: February 2026

Warranty period: January 2026 - December 2026

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

**Page/**

**General Contractor:**

**Gilbane**



# McAllister Fine Arts Center

MTN\_SAC Package 3: Full Facility Renovation  
**STATUS: Construction Contract**

## 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
- Ceilings: Replace all ceiling tiles

### 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
- 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 GMP Approval:** May 2024

**Projected Construction Period**

Start: July 2024

Completion: February 2026

Warranty Period: January 2026 – December 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**



**General Contractor:**



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# Nail Technical Center

MTN\_SAC Package 4: Full Facility Renovation  
**STATUS: Construction Contract**

## 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 GMP Approval:** March 2024

**Projected Construction Period**

Start: June 2024

Completion: June 2026

Warranty Period: May 2026 - April 2027

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**

**pfluger**  
planning | architecture | interior design

**General Contractor:**

**Turner**



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# Chemistry/Geology Building

MTN\_SAC Package 6: Comprehensive Renovations  
STATUS: **Construction Contract**

## 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 GMP Approval:** February 2024

**Projected Construction Period**

Start: June 2024

Completion: March 2026

Warranty Period: February 2026-January 2027

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**



**General Contractor:**



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# Central Plant

**MTN\_SAC Package 6: Comprehensive Renovations**  
**STATUS: Construction Contract**

## 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:** Occupied during Construction

**Projected GMP Approval:** February 2024

**Projected Construction Period**

Start: June 2024

Completion: March 2026

Warranty Period: February 2026-January 2027

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**Architectural Firm:**



**General Contractor:**



# Candler Physical Education Center

**MTN\_SAC Package 7: Major System (HVAC)**  
**STATUS: Construction Contract**

## 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 GMP Approval:** April 2024  
**Projected Construction Period**  
Start: June 2024  
Completion: August 2025  
Warranty Period: July 2025-June 2026

**ACD PM:** Christopher Parker  
**LAN PM:** Samantha Solorio

**Architectural Firm:**

**WestEast**  
Design Group

**General Contractor:**

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# Longwith Radio Television and Film

MTN\_SAC Package 7: Major System (HVAC)  
**STATUS: Construction Contract**

## 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 GMP Approval:** April 2024  
**Projected Construction Period**  
Start: June 2024  
Completion: August 2025  
Warranty Period: July 2025-June 2026

**ACD PM:** Christopher Parker  
**LAN PM:** Samantha Solorio

**Architectural Firm:**

**WestEast**  
Design Group

**General Contractor:**

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# Loftin Student Center

**MTN\_SAC Package 8: Major System (HVAC)**  
**STATUS: Construction Contract**

## 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

### Skylights

- Skylight replacement

**Building Occupancy:** Occupied during Construction

**Projected GMP Approval:** May 2024

**Projected Construction Period**

Start: June 2024

Completion: January 2026

**Warranty Period:** December 2025 – November 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**



**General Contractor:**



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# Moody Learning Center

**MTN\_SAC Package 8: Major System (HVAC)**  
**STATUS: Construction Contract**

## 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 GMP Approval:** May 2024

**Projected Construction Period**

Start: June 2024

Completion: January 2026

Warranty Period: December 2025 – November 2026

**ACD PM:** Christopher Parker

**LAN PM:** Samantha Solorio

**Architectural Firm:**



**General Contractor:**



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# Facilities/Maintenance Building

MTN\_SAC Roof Project: Facility/Maintenance  
**STATUS: Pre-Construction**

## Scope of Work:

### Structure/Building Envelope

- Roof Renewal - COMPLETE
- Exterior Metal Renewal

**Building Occupancy:** Occupied during Construction  
**Projected Construction Period**

Start: June 2024

Completion: September 2024

Warranty Period: September 2024 - September 2025

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**General Contractor:**



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# Loftin Student Center

MTN\_SAC Roof Project: Loftin Roof  
**STATUS: Construction**

## Scope of Work:

### Structure/Building Envelope

- Roof Renewal

**Building Occupancy:** Occupied during Construction  
**Projected Construction Period**

Start: January 2024

Completion: June 2024

Warranty Period: March 2024 to February 2025

**ACD PM:** Christopher Parker

**LAN PM:** Jennifer Johnson

**General Contractor:**



# Nursing and Allied Health Center

MTN\_SAC Package 5: Comprehensive Renovation  
**STATUS: Bidding**

## 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 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

### 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

**Building Occupancy:** Occupied during Construction

**Cooperative Contract Solicitation:** January 2024

**Projected Construction Period**

Start: July 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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# First Responders Academy Fire Pump House & Fire Hydrant

MTN\_FRA: Major System  
*STATUS: Schematic Design*

## 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

**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:**



# Early Childhood Center

PM23\_SAC Demo: Early Childhood Center  
**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: TBD  
Completion: TBD  
Warranty Period: TBD

**ACD PM:** Christopher Parker  
**LAN PM:** Jennifer Johnson

**Architectural Firm:**

**pfluger**  
planning | architecture | interior design

**General Contractor:**



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# Fletcher Administration Center

MTN\_SAC Roof Project: Fletcher Administration Center  
**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:**



# Empowerment Center Seguir Adelante Community & Women's Center

## Scope of Work:

### Structure/Building Envelope

- Roof Renewal

MTN\_SAC Roof Project: Empowerment Center  
**STATUS:** *Design Procurement*

**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:**



# Bennet (East) Music Hall

MTN\_SAC Package 5: Comprehensive Renovation

**STATUS: *HOLD***

## Scope of Work:

To be determined

**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:**

