

San Antonio College MTN Renovation & Relocation Planning

2022 Maintenance Tax Notes Program

October 9, 2024



ALAMO COLLEGES DISTRICT
San Antonio College



Lockwood, Andrews
& Newnam, Inc.
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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



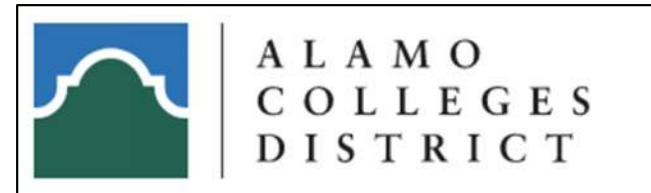
The 2022 MTN Team

Alamo Colleges District:

Christopher Parker, Facilities Architect of Colleges
Eric Ireton, Senior Project Manager
Xavier Borrego, Project Manager
Luis Vargas, Project Manager

Program Management

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



Design Firms



Construction Firms



Relocation Consulting Firms



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
- (4) 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	August 2024	December 2026	Construction
Gonzales Hall*	Full Facility Renovation	Vacant	June 2024	April 2025	Construction
McCreless Hall*	Full Facility Renovation	Vacant	April 2025	March 2026	Construction
McAllister Fine Arts*	Full Facility Renovation	Vacant	July 2024	April 2026	Construction
Nail Technical Center*	Full Facility Renovation	Partially occupied	August 2024	August 2026	Construction
Nursing and Allied Health Center*	Comprehensive Renovation	Occupied	November 2024	August 2025	Design
Chemistry/Geology Building*	Comprehensive Renovation	Occupied	June 2024	March 2026	Construction
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/LRTF	Major System (HVAC)	Occupied	July 2024	June 2025	Construction
Loftin Student Center/Moody Learning Center	Major System (HVAC)	Occupied	July 2024	June 2025	Pre-Construction
Facilities/ Maintenance Building	Major System (ROOF) Rehabilitation	Occupied	December 2023	January 2024	COMPLETE (Warranty)
	Exterior Walls		June 2024	Nov 2024	Pre-Construction
Loftin Student Center	Major System (ROOF) Rehabilitation	Occupied	January 2024	May 2024	COMPLETE (Warranty)
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
Candler Physical Education Center	Major System (ROOF) Rehabilitation	Occupied	TBD	TBD	Design
First Responders Academy	Major System (HVAC)	Unoccupied	January 2025	July 2025	Design



San Antonio College MTN Renovation

Building and Parking Lot Closures



Building and Parking Lot Closures

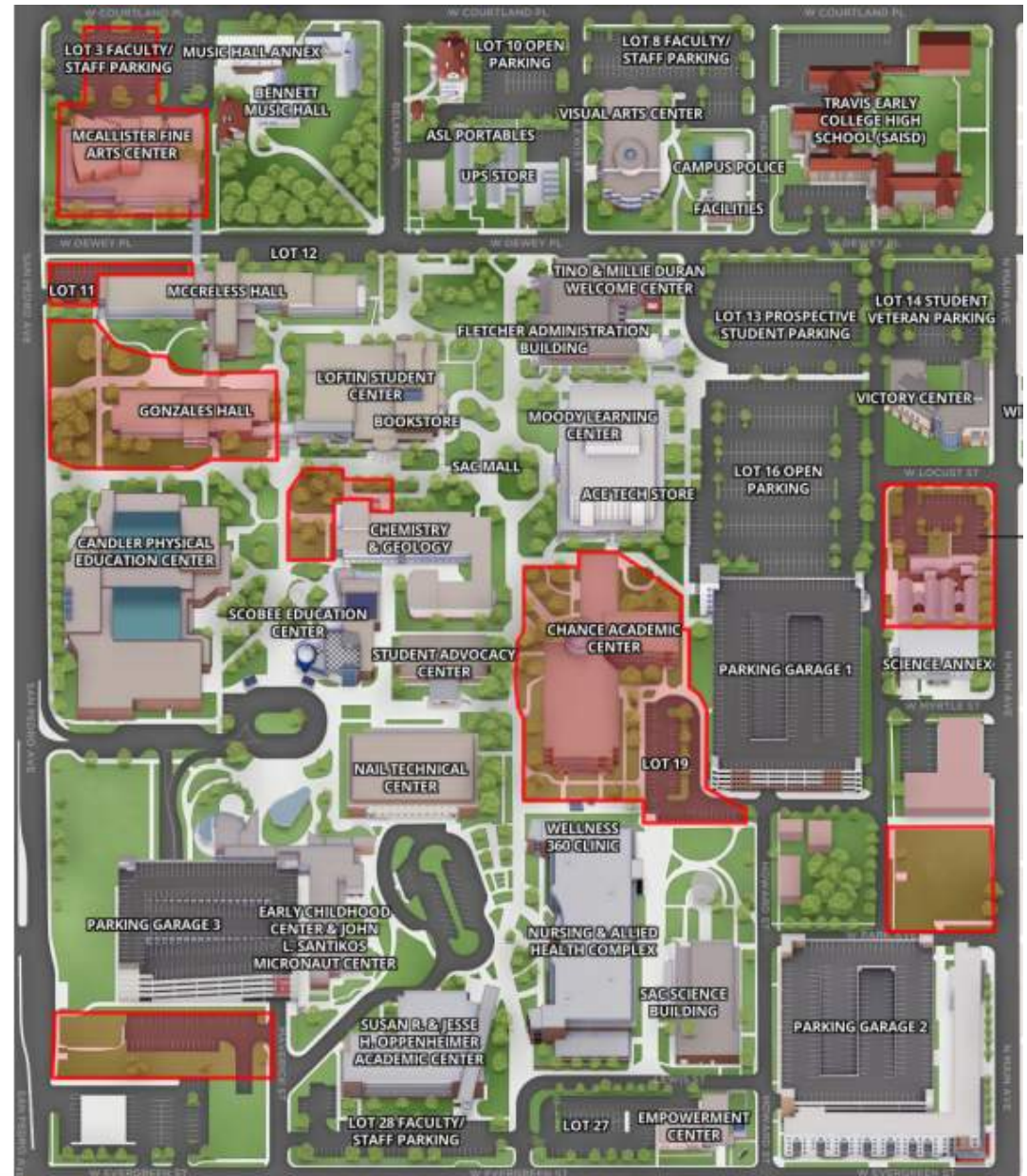
Building Closures

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

**partially vacated*

Parking Lot Closures

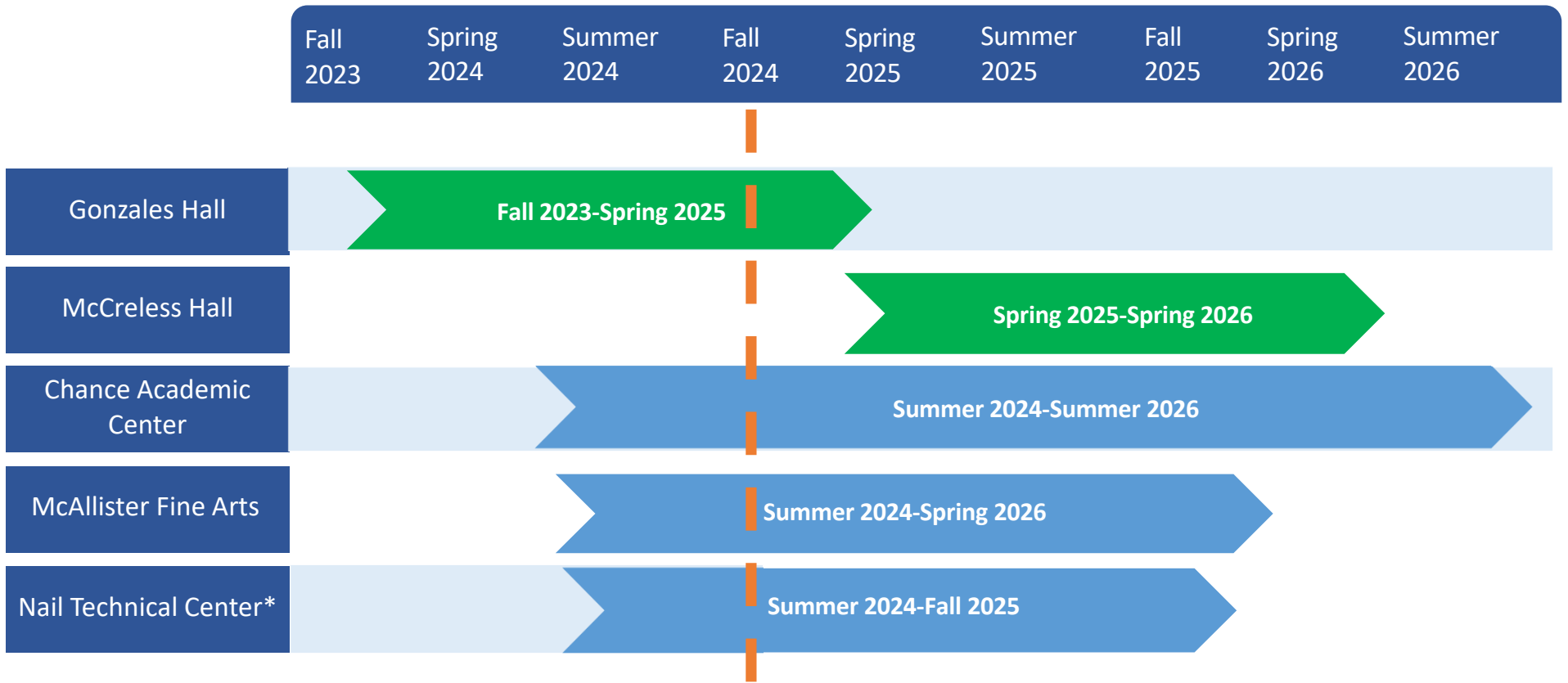
- Lot 11
- Lot 19



San Antonio College MTN Renovation Relocation



Relocation Planning – Campus Wide Timeline



*Buildings partially occupied



San Antonio College MTN Renovation

Building Renovations



Chance Academic Center

MTN_SAC Package 1: Full Facility Renovation
STATUS: Construction

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: December 2026

Warranty Period: December 2026-November 2027

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



Chance Academic Center – Interior Finishes

Chance Academic Center | **M**

PAINT

<p>PT1 Field Paint</p> <p>SW Incredible White</p>	<p>PT3 HM Frame</p> <p>SW Pavestone</p>	<p>PT4 Accent Paint</p> <p>SW Poolhouse</p>
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TILE

<p>T1 Field Tile</p> <p>Daltile Noce PF11</p>	<p>T2 Accent Tile</p> <p>Daltile Pacific QH61</p>	<p>T3 Accent Tile</p> <p>Daltile Starlight QH68</p>	<p>T4 Accent Tile</p> <p>Daltile Iceberg GH82</p>	<p>T5 Accent Tile</p> <p>Daltile Pearl White QH63</p>
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CASEWORK & COUNTERTOP

<p>PL1 Casework</p> <p>Wilsonart Palisades Oak</p>	<p>PL2 Countertop</p> <p>Wilsonart Natural Cotton</p>	<p>LWS Laboratory Work Surface</p> <p>Wilsonart Black EB101</p>
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FLOORING

<p>VCT1 Field Tile</p> <p>Tarkett 556 Sandstone</p>	<p>LVT1 Alternate Classroom Tile</p> <p>Shaw Contract Relief</p>
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WALLCOVERING

<p>WC1 Elevator Lobby</p> <p>Koroseal Silver Satin / Silver Satin</p>	<p>WC2 Architecture Corridor</p> <p>Koroseal WaltaKers Harbor 06</p>
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WALL PROTECTION

<p>CG1</p> <p>Inpro Slate 0237</p>	<p>RB1</p> <p>Tarkett Silver Grey</p>
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Chance Academic Center – Renovation Progress



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

Building Occupancy: Vacant during Construction

GMP Approval: February 2024

Projected Construction Period

Start: June 2024

Completion: April 2025

Warranty Period: April 2025 - March 2026

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:

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General Contractor:

Gilbane



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Gonzales Hall – Interior Finishes



Suspended Stainless Steel ceiling with recessed LED down lights



Cove lighting to be removed



Gonzales Hall – Renovation Progress



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

GMP Approval: February 2024

Projected Construction Period

Start: April 2025

Completion: March 2026

Warranty period: March 2026 - February 2026

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:

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General Contractor:

Gilbane



McAllister Fine Arts Center

MTN_SAC Package 3: Full Facility Renovation
STATUS: Construction

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: Vacant during construction

GMP Approval: May 2024

Construction Period

Start: July 2024

Completion: April 2026

Warranty Period: April 2026 – March 2027

ACD PM: Christopher Parker

LAN PM: Samantha Solorio

Architectural Firm:



General Contractor:

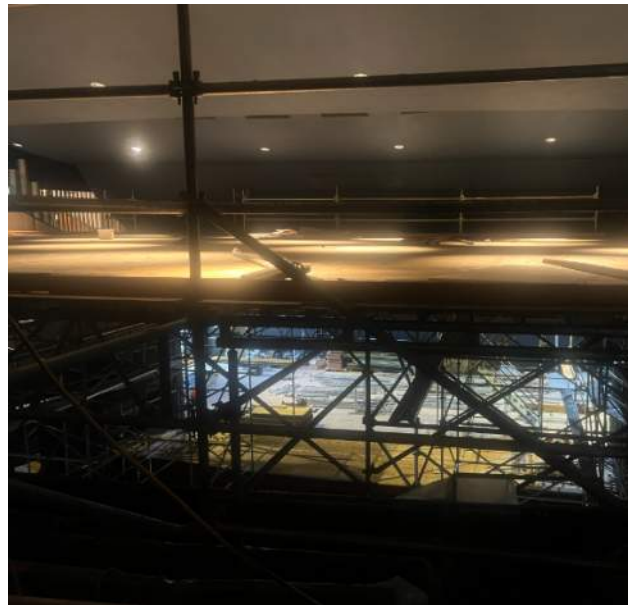


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McAllister Fine Arts Center – Renovation Progress



Nail Technical Center

MTN_SAC Package 4: Full Facility Renovation
STATUS: Construction

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

GMP Approval: March 2024

Projected Construction Period

Start: August 2024

Completion: August 2026

Warranty Period: August 2026 - July 2027

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

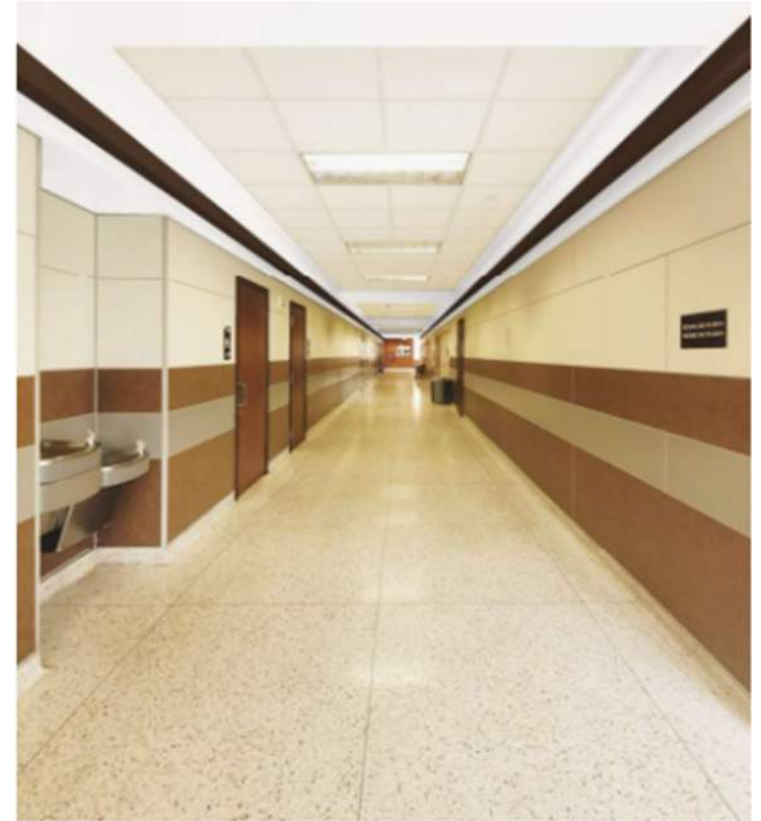
Architectural Firm:



General Contractor:



Nail Technical Center – Interior Finishes



Nail Technical Center – Renovation Progress



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

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

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

Architectural Firm:



General Contractor:



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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: March 2026-February 2027

ACD PM: Christopher Parker

LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



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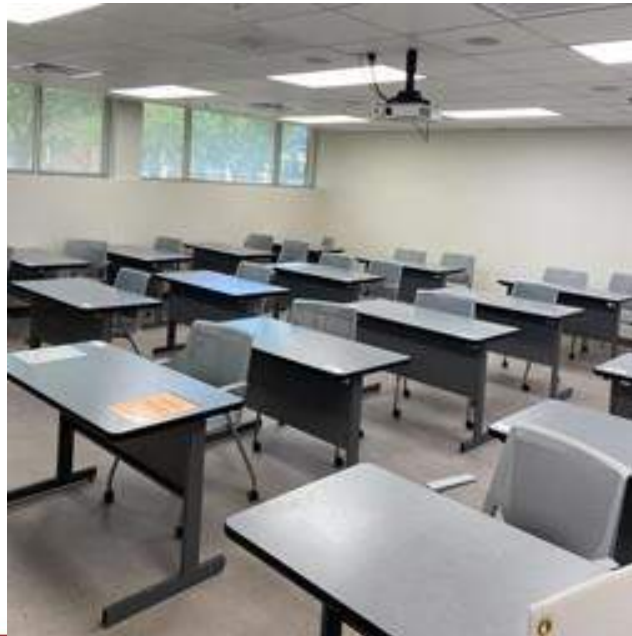


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Chemistry/Geology Building – Renovation Progress



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: March 2026-February 2027

ACD PM: Christopher Parker
LAN PM: Jennifer Johnson

Architectural Firm:



General Contractor:



Central Plant Building – Renovation Progress



Candler Physical Education Center

Scope of Work:

Interior

- New wayfinding room signage
- Install new exit signs
- New handrail at existing stairs
- Paint interior walls
- Paint metal ceiling at gymnasiums
- Selective interior door and door hardware replacement

Structure/Building Envelope

- New expansion joint sealant

Mechanical

- Replace AHUs
- Piping, valves, and insulation

Plumbing

- Replace drinking fountains

Security

- Selective card reader installation

MTN_SAC Package 7: Major System (HVAC)
STATUS: Construction

Building Occupancy: Occupied during Construction

GMP Approval: April 2024

Projected Construction Period

Start: July 2024

Completion: June 2025

Warranty Period: June 2025-May 2026

ACD PM: Eric Ireton

LAN PM: Samantha Solorio

Architectural Firm:

WestEast
Design Group

General Contractor:

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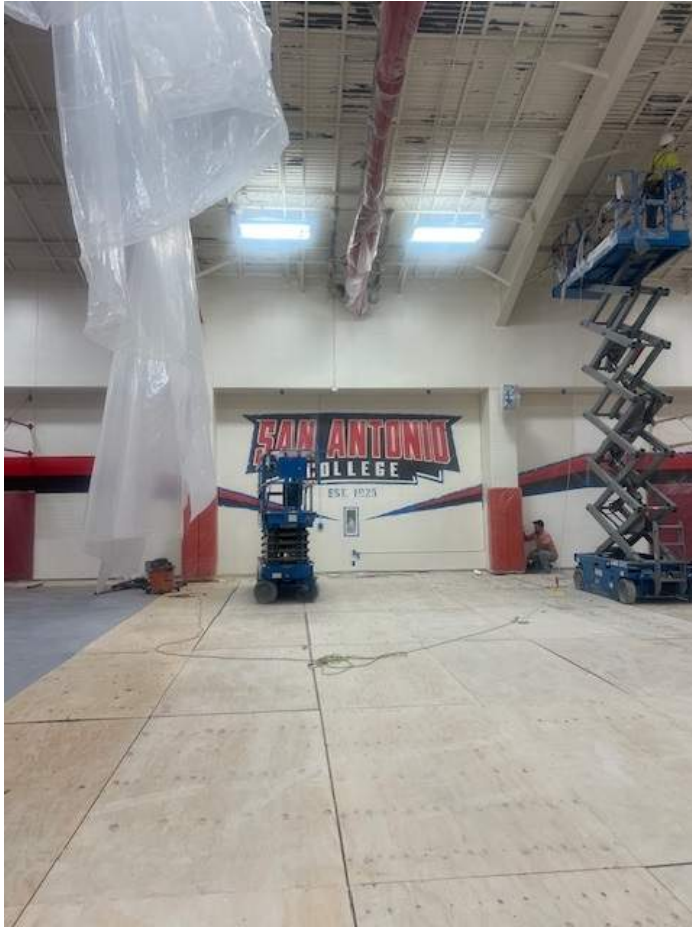


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Candler Physical Education Center



Longwith Radio Television and Film

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

MTN_SAC Package 7: Major System (HVAC)
STATUS: Construction Contract

Building Occupancy: Occupied during Construction

GMP Approval: April 2024

Projected Construction Period

Start: October 2024

Completion: June 2025

Warranty Period: June 2025-May 2026

ACD PM: Eric Ireton

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: July 2024
Completion: June 2025
Warranty Period: June 2025 – June 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:

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: July 2024
Completion: June 2025
Warranty Period: June 2025 – June 2026

ACD PM: Eric Ireton
LAN PM: Samantha Solorio

Architectural Firm:



General Contractor:



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Facilities/Maintenance Building

MTN_SAC Roof Project: Facility/Maintenance
STATUS: Construction

Scope of Work:

Structure/Building Envelope

- Roof Renewal – Warranty Phase
- Exterior Metal Renewal

Building Occupancy: Occupied during Construction
Projected Construction Period

Start: June 2024

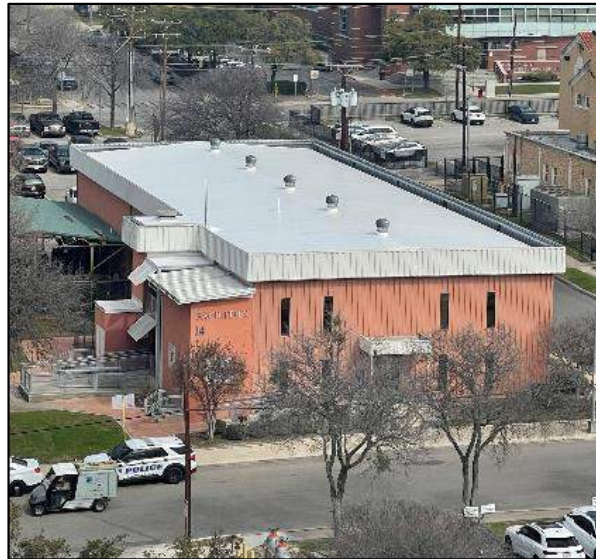
Completion: November 2024

Warranty Period: November 2024 - November 2025

ACD PM: Christopher Parker

LAN PM: Samantha Solorio

General Contractor:



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Loftin Student Center

MTN_SAC Roof Project: Loftin Roof
STATUS: **WARRANTY**

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:



Fletcher Administration Center

MTN_SAC Roof Project: Fletcher Administration Center
STATUS: Design

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

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:



Candler Physical Education Center

MTN_SAC Package 7: Candler Reroofing
STATUS: Design

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: Luis Vargas

LAN PM: Samantha Solorio

Architectural Firm:

General Contractor:

WestEast
Design Group



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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: October 2024
Projected Construction Period
Start: January 2025
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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Thank you for your time

Please direct any questions after the presentation:

Dr. Lovato: slovato@alamo.edu

