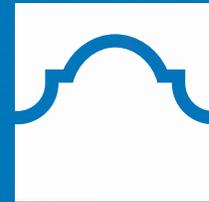


Capital Improvement Program Citizens Bond Oversight Committee Update

September 23, 2019



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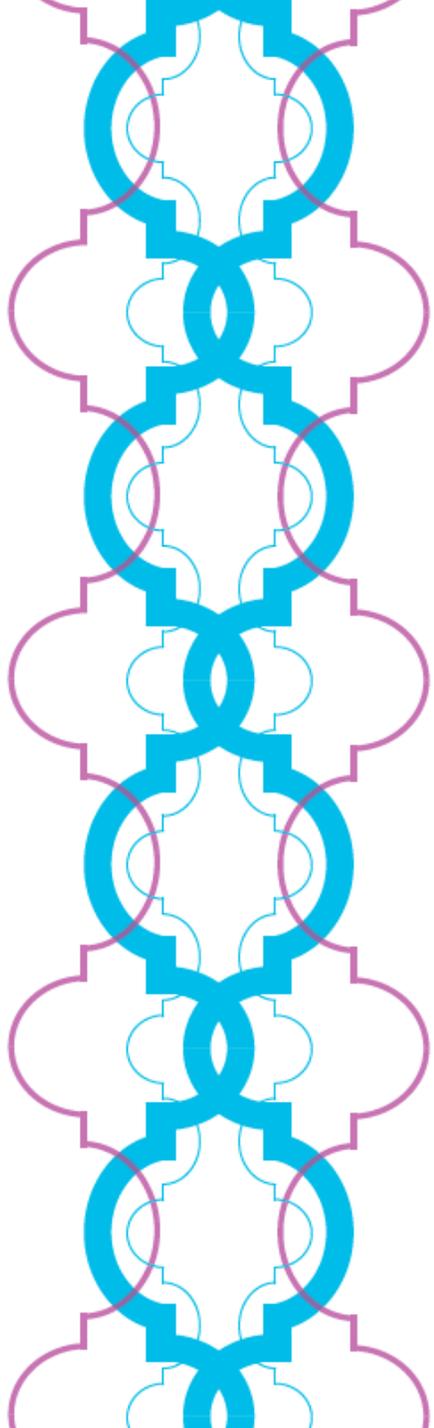
Malcolm Baldrige
National Quality Award
2018 Award Recipient

Achieving the Dream | LEADER COLLEGE

Agenda

- Welcome by Mr. Sanchez, Trustee
- Introductions
- Citizens Bond Oversight Committee Charge
- Review and approve September 26, 2018 meeting minutes
- AECOM Program Management & MOCA Owners Representative
- Project Overview and Bond Funding
- Detailed Review of Projects: 7 Projects in Construction Phase
- Technology Bond Projects Status
- Schedule Next Meeting





Citizens Bond Oversight Committee Charge



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Citizens Bond Oversight Committee

- Approved by the ACD Board of Trustees May 15, 2018
- Serves in an advisory capacity to the ACD Board
- Provides community oversight of the 2017 Bond Program to monitor:
 - Efficiency
 - Equity
 - Timeliness
 - Accountability

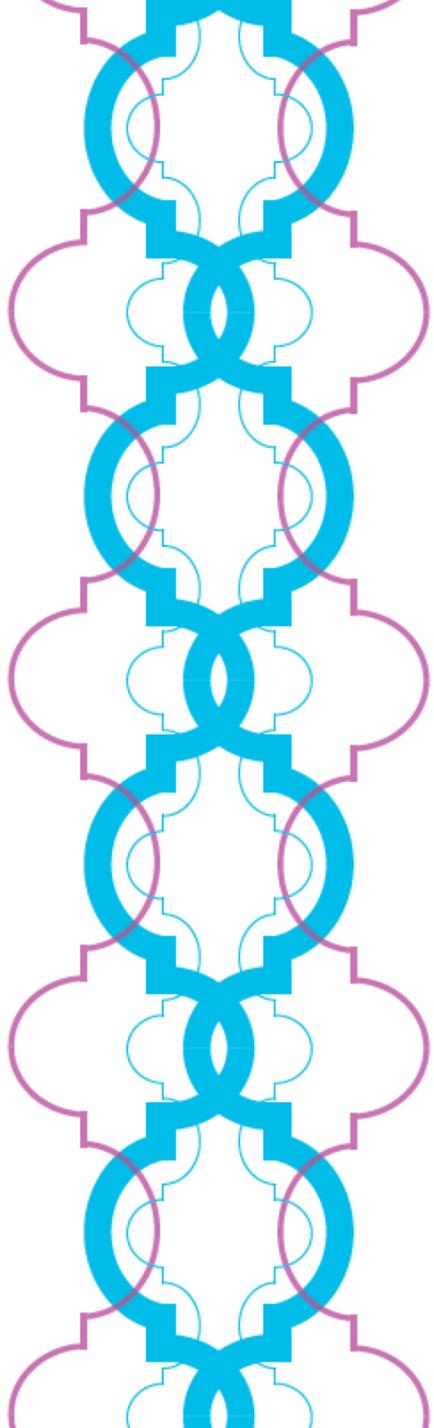


Citizens Bond Oversight Committee Charge

To accomplish its purpose, the CBOC will:

- Determine Committee organizational structure and processes
- Meet at least twice per fiscal year
- Issue at least 2 written reports to the ACD Board
- Monitor the timing and progress of voter approved projects
- Review the budget and budget status of the overall bond program and individual projects
- Ensure that general contractors seek Better/Builder/Workers Defense Program certification
- Monitor diversity utilization including HUB and/or MWBE
- Review scope changes in the bond program that may become necessary
- Provide input from the community on issues related to the program





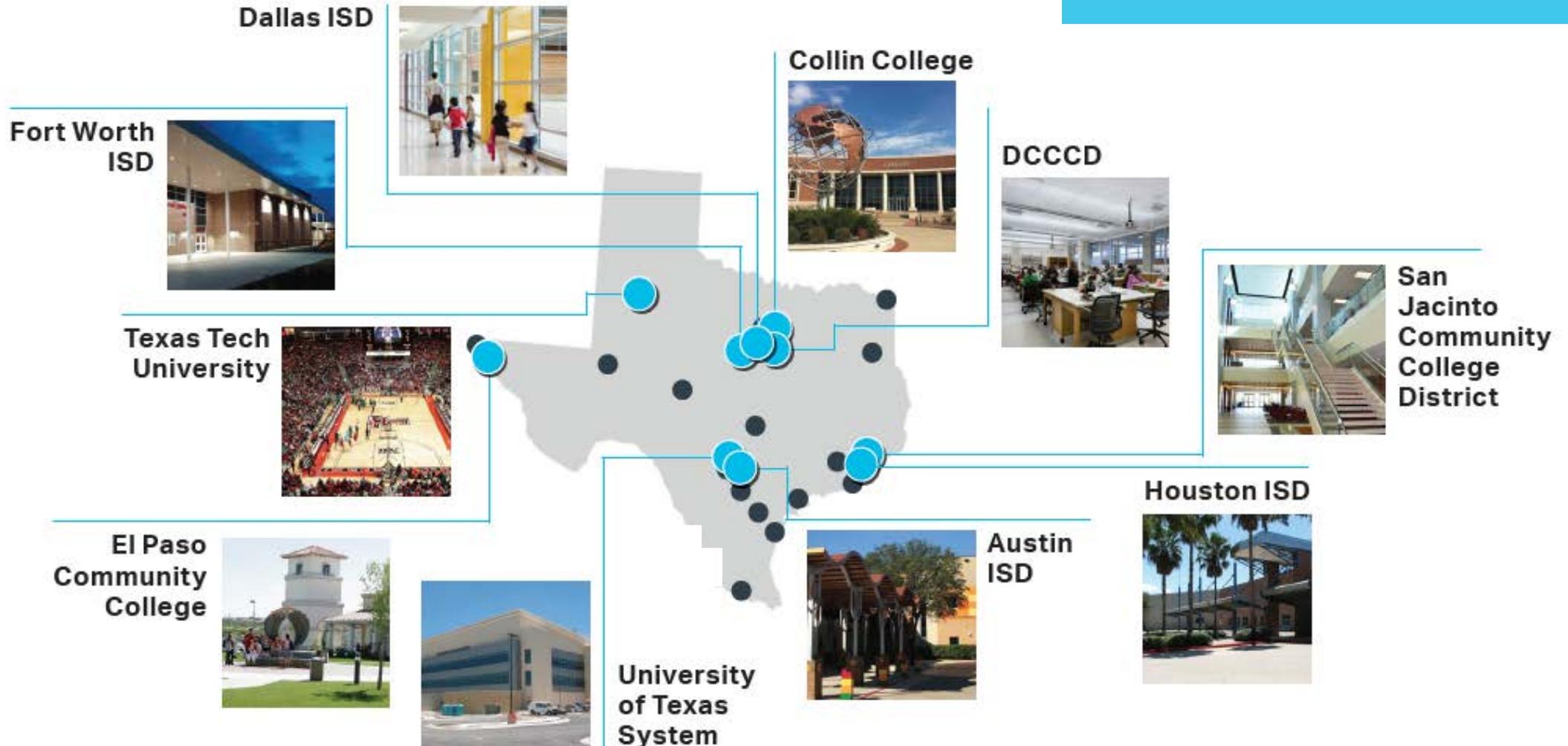
AECOM



ALAMO
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DISTRICT

Texas Education Experience

+1,000 Employees in Central Texas
7 Offices in Texas



AECOM – PROGRAM MANAGEMENT

AECOM will serve as the bond program manager, assuming a lead role in the management of the construction projects, assisting in the successful delivery of the 2017 CIP

PRIMARY FUNCTIONS

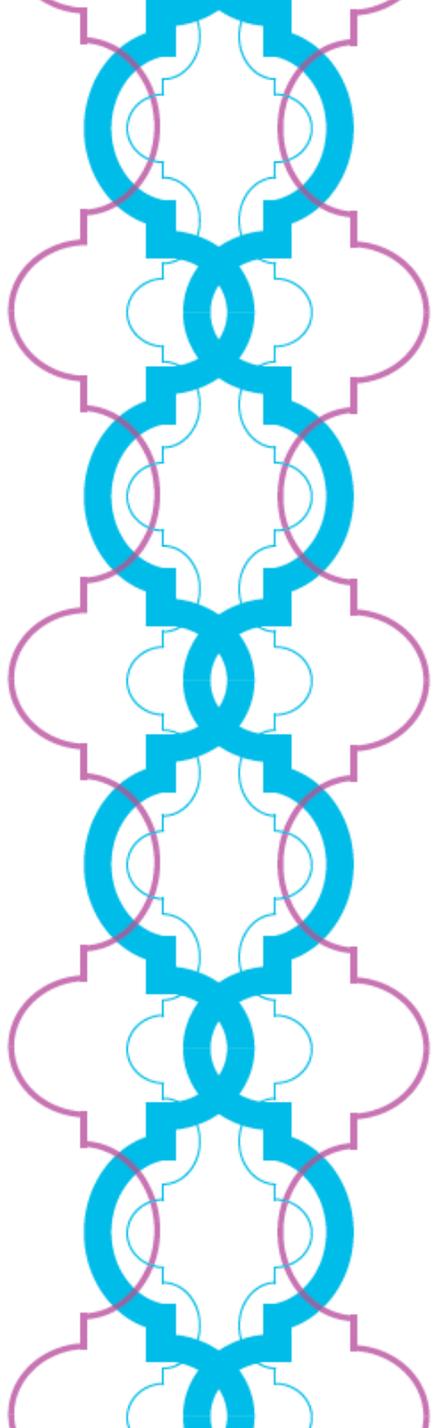
- Prepare preliminary evaluation of all ACD programs, schedules, and budgets
 - Identify opportunities for optimization
 - Evaluate budgets against current market trends
- Coordinate and interact with ACD stakeholders as appropriate to carry out the implementation of the bond program
- Advise on associated risks, issues, and opportunities
- Evaluate opportunities for optimal project delivery
- Recommend policies and procedures for standardization of all projects
- Report on all projects within CIP bond program
- Facilitate closeout and warranty process with project teams

Our Value

- **Experience as an Owner's Representative.** MOCA is the Owner's Representative (OR) service firm for the Alamo Colleges District. MOCA will *monitor* the development, management and coordination of the 2017 CIP construction program with full reports to ACD.
- **Approach.** MOCA will keep the CIP program goals at the forefront by continuously reinforcing ACD design and construction principles throughout the program. Collaboratively working with the design and construction teams, MOCA will build trusting relationships which will inspire transparency, visibility, accountability, innovation, and creativity during the ongoing planning, design, and construction of the CIP projects.
- **Representation.** Patricia De Haro is the dedicated Owner's Representative for the CIP program and is acquainted with Alamo Colleges District program.

92% of MOCA projects are on time and under budget.

MOCA



Project Overview and Bond Funding



ALAMO
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DISTRICT

CIP Overview

In May 2017, Bexar County voters approved a \$450M Bond Issue

- **Renovations** – More than 33% of ACD's facilities, constituting more than 2 million square feet, are more than 25 years old, many more than 50 years old
- **New Facilities** – Fund new facilities, including Centers of Excellence to address anticipated population growth
- **Geographic Expansion** – Funding for Regional Centers and expansion of current college facilities
- **Technology Infrastructure** – Address the rapid expansion of IT and Technology demand in the learning and student support enrollment area



Bond Breakdown

COLLEGE	GENERAL OBLIGATION BONDS	
Northeast Lakeview College	\$42M	Construction Projects
Northwest Vista College	\$69M	
Palo Alto College	\$66M	
San Antonio College & First Responder's Academy	\$83M	
St. Philip's College & Southwest Campus	\$82M	
Educational Training Centers	\$69M	
Safety and Security: Redundant Dispatch Center	\$3M	
Information Technology	\$25M	
Real Estate (N 281 & PAC)	\$11M	
TOTAL	\$450M	



Project Funding

- \$450M General Obligation Bond Election – Passed May 2017
 - No tax rate increase necessary
 - Bonds were anticipated to be sold in 3 tranches
 - Tranche 1 – \$173M G.O. Bonds 2017 Issued
 - Tranche 2 – \$169M Planned Fall 2019; based on current cash flow deferred to Spring 2020
 - Tranche 3 - \$108M Planned Fall 2021
- Project Costs determined during 2016, experiencing annual cost inflation of 4.46%
- ACD Board approved issuance of \$50M in Maintenance Tax Notes to help with projects' furniture, fixture and equipment, freeing up some capacity in the G.O. bonds for construction cost inflation.



Redundant Dispatch Center

PROJECT	TYPE	G.O. BOND FUNDS	STATUS
Redundant Dispatch Center for District	New Construction	\$3M	Completed



Northeast Lakeview College



ALAMO COLLEGES DISTRICT
Northeast Lakeview College

PROJECT	TYPE	G.O. BOND FUNDS	STATUS	PROJECTED TERM OPENING
Science & Technology Center of Excellence & Physical Plant	New Construction	\$42M	Pre-Construction	Fall 2021

The Physical Plant does not require modifications to support the new building. The funds associated with the physical plant improvements will be allocated to the Science & Technology Building to fund the utility connections for the new building.



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Northwest Vista College



ALAMO COLLEGES DISTRICT
Northwest Vista College

PROJECT	TYPE	G.O. BOND FUNDS	STATUS	PROJECTED TERM OPENING
Welcome Center*	New Construction	\$16M	In Construction	Fall 2020
Parking Garage*	New Construction	\$10M	In Construction	Fall 2020
Physical Plant Improvements	Improvements	\$3M	In Construction	Fall 2020
STEM Center of Excellence	New Construction	\$30M	Pre-Construction	Fall 2021
Cypress Campus Center	Renovation	\$10M	In Design	TBD

* Parking Garage and Welcome Center \$26M project was split into two structures next to each other



ALAMO
COLLEGES
DISTRICT



Palo Alto College

PROJECT	TYPE	G.O. BOND FUNDS	STATUS	PROJECTED TERM OPENING
Multi-Purpose Building * <ul style="list-style-type: none"> • Manufacturing Center & Public Service (\$30M) • Student Engagement & Welcome Center (\$12M) • Center of Excellence (COE) – Healthcare Technology (\$5M) • Science Labs (\$2M) 	New Construction	\$49M	In Design	TBD
Natatorium Improvements	Renovation	\$5.7M G.O. \$5.3M CoSA	In Design	TBD
Gym Renovations (Improvements)	Renovation	\$8.3M	In Design	TBD
Physical Plant Improvements	Improvements	\$3M	In Design	TBD

* The four separate projects are proposed to be combined into one new Multi-Purpose Building to allow for great efficiencies including new science labs (rather than renovating the existing Science building) and new dental program (rather than renovating Palomino for healthcare programs).



San Antonio College & First Responders



ALAMO COLLEGES DISTRICT
San Antonio College

PROJECT	TYPE	G.O. BOND FUNDS	STATUS	PROJECTED TERM OPENING
Parking Garage *	New Construction	\$16M	In Construction	Fall 2020
Childcare Center *	New Construction	\$4M	Pre-Construction	Fall 2021
Physical Plant Improvements	Improvements	\$4.5M	In Construction	Fall 2021
Fletcher Student Success Building Renovation with Main Entry	Renovation	\$20M	Pre-Construction	Fall 2020
McAllister Fine Arts Improvements	Renovation	\$4.5M	In Design	TBD
Chance Academic Center/ Finance & Science Center of Excellence (COE)	Renovation	\$10M	In Design	TBD
Law Enforcement Center & First Responders with Associated Physical Plant	New Construction	\$20M	In Design	TBD

* Parking Garage and Early Childhood Center \$20M project was split into two structures next to each other



ALAMO
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St. Philip's College & Southwest Campus



ALAMO COLLEGES DISTRICT
St. Philip's College

PROJECT	TYPE	G.O. BOND FUNDS	STATUS	PROJECTED TERM OPENING
Culinary Arts Building (THCB)	New Construction	\$30M	In Construction	Fall 2020
Norris Technical Building Renovations	Renovation & Addition	\$22M	In Construction	Spring 2021
Replacement of Bowden Building and Campus Center	New Construction	\$10M	Pre-Construction	Fall 2021
SWC – Welding and Auto Body Facility	New Construction	\$20M	Pre-Construction	Fall 2021



ALAMO
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Educational and Training Centers

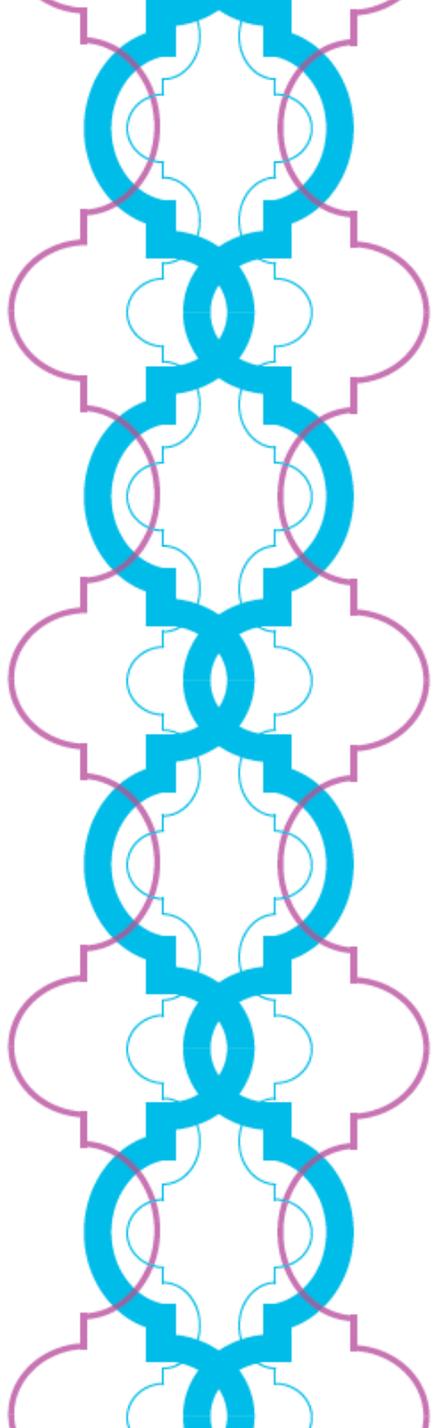
PROJECT	TYPE	G.O. BOND FUNDS	STATUS	PROJECTED TERM OPENING
West Educational & Training Campus (WETC) Purchase Land & Construct Facility	New Construction	\$23M	Pre-Construction	Spring 2021
IH 10 NW Educational and Training Campus (NWETC)	New Construction	\$23M	Pre-Construction	Fall 2021
Southside Educational and Training Campus (SETC) (Construction and Land Lease)	New Construction	\$23M	In Design	TBD



Bond Construction Projects By the Numbers

PROJECT STATUS	COUNT
In Design	10
Pre-Construction	7
In Construction	7
Construction Complete	1
Total	25





Detailed Review

Seven (7) Projects in Construction Phase



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NVC – Welcome Center

Project Statistics:

- **Architect:** Alamo Architects
- **CMAR:** SpawGlass Contractors, Inc.
- **GMP:** \$14,045,605
- **GMP Approved:** 12.11.18
- **Building Square Footage:** 53,157
- **Academic Term Opening:** Fall 2020



G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$16M	-	\$6.1	\$22.1	\$1.9M	\$20.2M



NVC – Welcome Center



ALAMO
COLLEGES
DISTRICT



NVC – Parking Garage

Project Statistics:

- **Architect:** Alamo Architects
- **CMAR:** SpawGlass Contractors, Inc.
- **GMP:** \$7,968,892
- **GMP Approved:** 12.11.18
- **Parking Spaces:** 458
- **Net Add of Parking Spaces:** 237
- **Academic Term Opening:** Fall 2020



G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$10M	-	-	\$10M	\$1.8M	\$8.2M



NVC – Parking Garage



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NVC – Physical Plant

Project Statistics:

- **Architect:** Alamo Architects
- **CMAR:** SpawGlass Contractors, Inc.
- **GMP:** \$2,700,000
- **GMP Approved:** 12.11.18 (amend 10/19)
- **Building Square Footage:** N/A
- **Academic Term Opening:** Fall 2020

G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$3M	-	-	\$3M	\$0.8M	\$2.2M



SAC – Parking Garage

Project Statistics:

- **Architect:** O’Connell Robertson
- **CMAR:** J.T. Vaughn Construction, LLC
- **GMP:** \$15,279,192
- **GMP Approved:** 12.11.18
- **Parking Spaces:** 933 (6 floors)*
- **Net Add of Parking Spaces:** 580*
- **Academic Term Opening:** Fall 2020

* Considering reducing to 4 or 5 floors, to free up bond dollars for other CIP projects.



O'CONNELL ROBERTSON

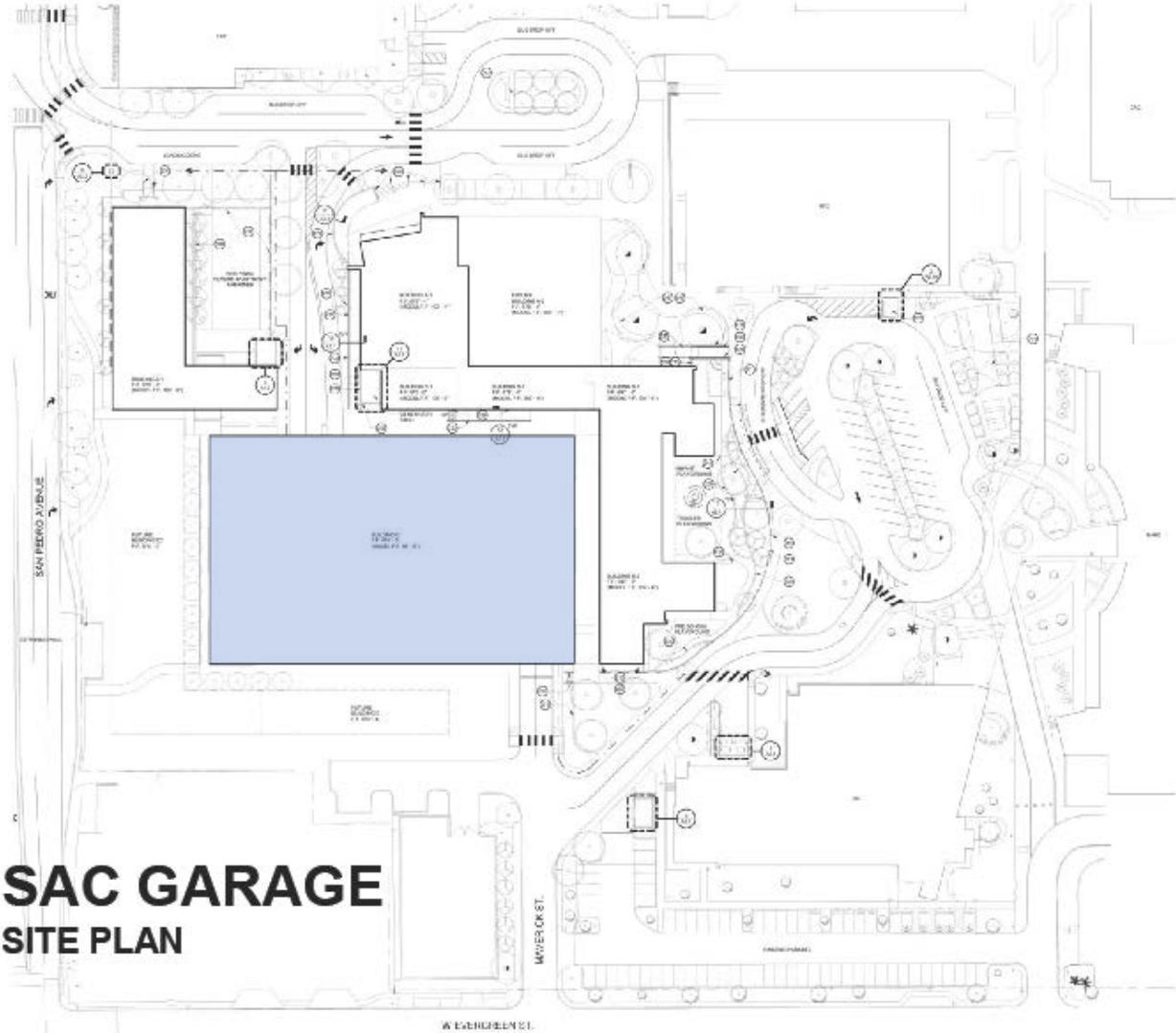
G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$16M	-	-	\$16M	\$1.2M	\$14.8M



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SAC – Parking Garage



SAC – Parking Garage



VAUGHN
CONSTRUCTION

San Antonio College Parking Garage 3

Image # 61
Date : 09.04.2019
888.542.0231



ALAMO
COLLEGES
DISTRICT



SAC – Physical Plant

Project Statistics:

- **Architect:** O'Connell Robertson
- **CMAR:** J.T. Vaughn Construction, LLC
- **GMP:** \$2,820,596
- **GMP Approved:** 12.11.18
- **Academic Term Opening:** Fall 2021

Current scope covers no expansion to building/equipment, only utility connections from plant to new buildings.

G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$4.5M	-	-	\$4.5M	\$0	\$4.5M



SPC – Tourism, Hospitality, and Culinary Arts (THCA)

Project Statistics:

- **Architect:** Page
- **CMAR:** Skanska USA Building, Inc.
- **GMP:** \$28,200,000
- **GMP Approved:** 12.11.18
- **Building Square Footage:** 62,128 sf (4 stories)
- **Classrooms:** 7
- **Labs:** 5 Teaching Kitchen Labs, 2 Full Commercial Projection Kitchen Labs
- **Special Purpose Areas:** 100 Seat Tiered Lecture Hall, Hospitality Area (Mock Hotel Space), 2 Public Restaurants
- **Academic Term Opening:** Spring 2021



Page/ ALAMO COLLEGES ST. PHILIP'S COLLEGE Project THCA Center of Excellence

ARTEMESIA'S DINING ROOM



Page/ ALAMO COLLEGES ST. PHILIP'S COLLEGE Project THCA Center of Excellence Client ACCO - St. Philip's Campus Project Number 117071

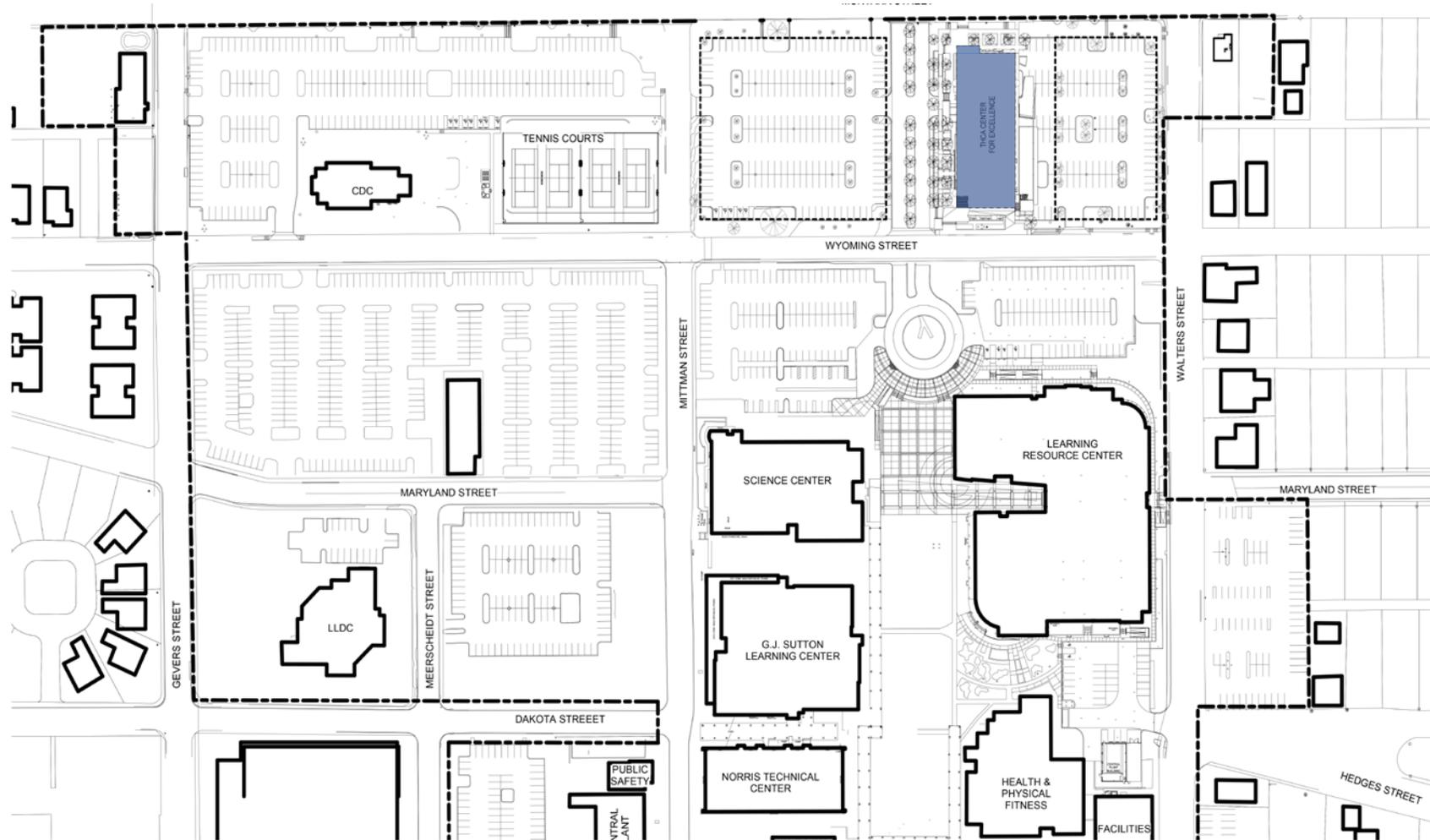
G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$30M	\$1.7M (Inst. Budget)	\$1.9M	\$33.7M	\$7.3M	\$26.4M



ALAMO COLLEGES DISTRICT



SPC – THCA



SPC – THCA



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SPC – THCA Video



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SPC – Norris Technical Building

Project Statistics:

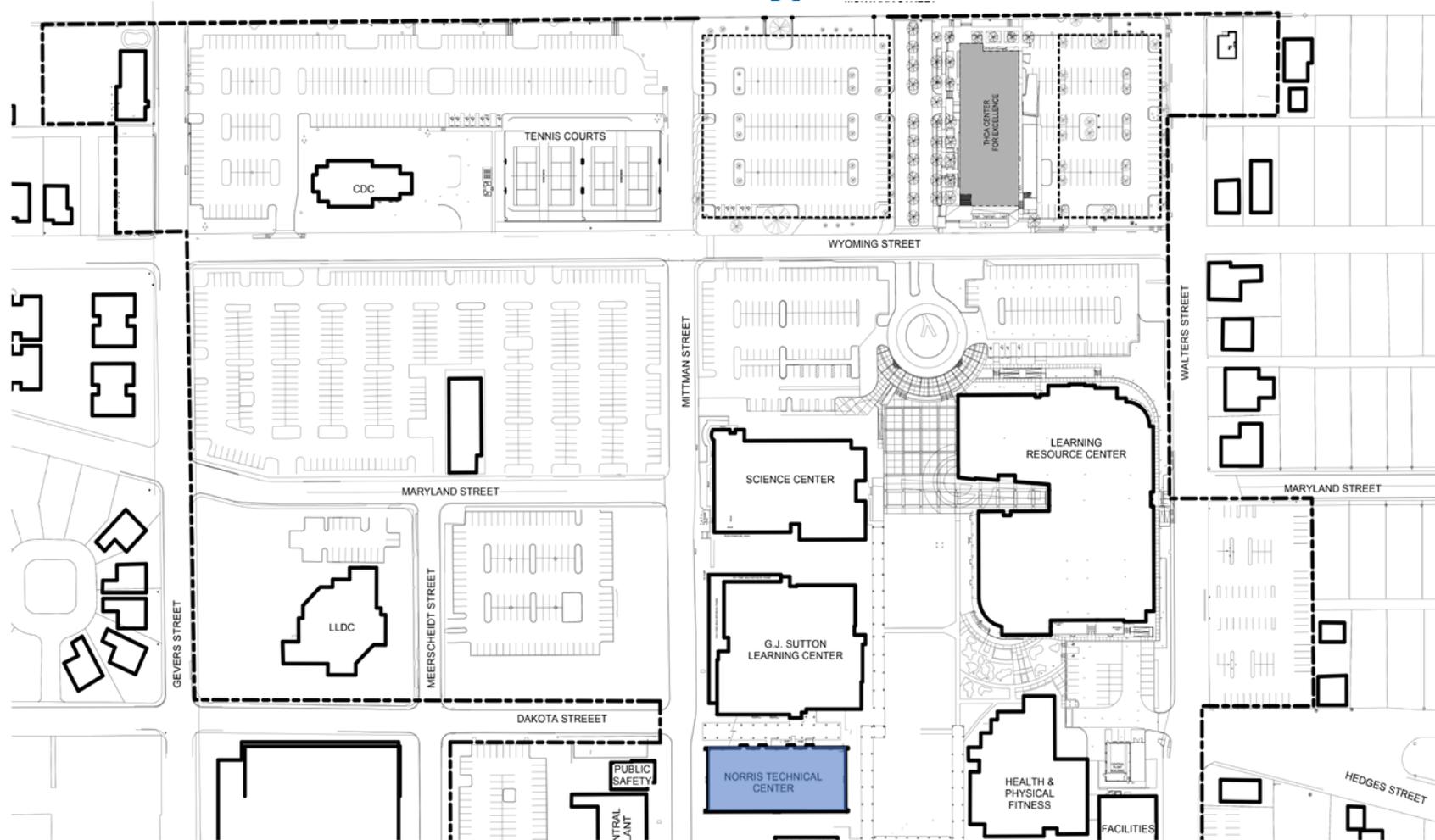
- **Architect:** Pfluger
- **CMAR:** Skanska USA Building, Inc.
- **GMP:** \$16,780,000
- **GMP Approved:** 12.11.18
- **Building Square Footage:** 64,080sf + 6,911sf = 70,991sf
- **Classrooms:** 7 General , 10 Computer, 1 Open Lab
- **Labs:** Tutoring & Technology Center, Integrated Reading & Writing Lab
- **Special Purpose Areas:** Information Technology Dept, Communications & Learning Dept, 6 Student Lounge/Study areas
- **Academic Term Opening:** Spring 2021

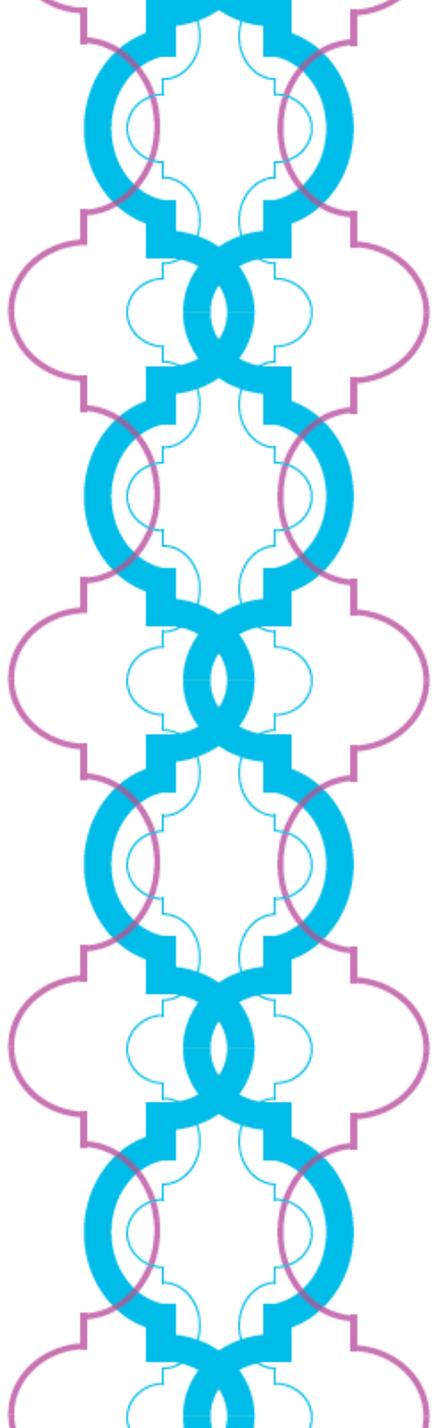


G.O. BONDS	OTHER FUNDS	MAINTENANCE TAX NOTES	TOTAL FUNDING	EXPENSES THROUGH 7/31/19	ESTIMATE TO COMPLETE
\$22M	-	\$3.2M	\$25.2M	\$1.8M	\$23.4M



SPC – Norris Technical Building





CIP Technology Investments



ALAMO
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Technology Domains

Investment Area	Approved Budget
Infrastructure and ACOL	\$11,600,000
Instructional Technology	\$1,500,000
Communication/Collaboration Tools	\$4,100,000
Reporting and Analytics	\$1,700,000
Mobile Technology and Security	\$6,100,000
	\$25,000,000



Infrastructure and ACOL

Project	Investment as of Sept. 2019
Switch Refresh	\$2,877,529
Storage Upgrade	\$596,102
Wireless Refresh / Expansion	\$322,373
UPS Refresh	\$378,995
ERP Platform Upgrade	\$285,041
	\$4,460,040



Instructional Technology

Project	Investment as of Sept. 2019
VDI Refresh / Expansion	\$0



Communication / Collaboration Tools

Project	Investment as of Sept. 2019
Alamo Cloud	\$1,251,578



Reporting and Analytics

Project	Investment as of Sept. 2019
Data Warehouse	\$0
Business Intelligence Tools	\$0



Mobile Technology and Security

Project	Investment as of Sept. 2019
Security and Compliance	\$1,251,578



Investment Summary

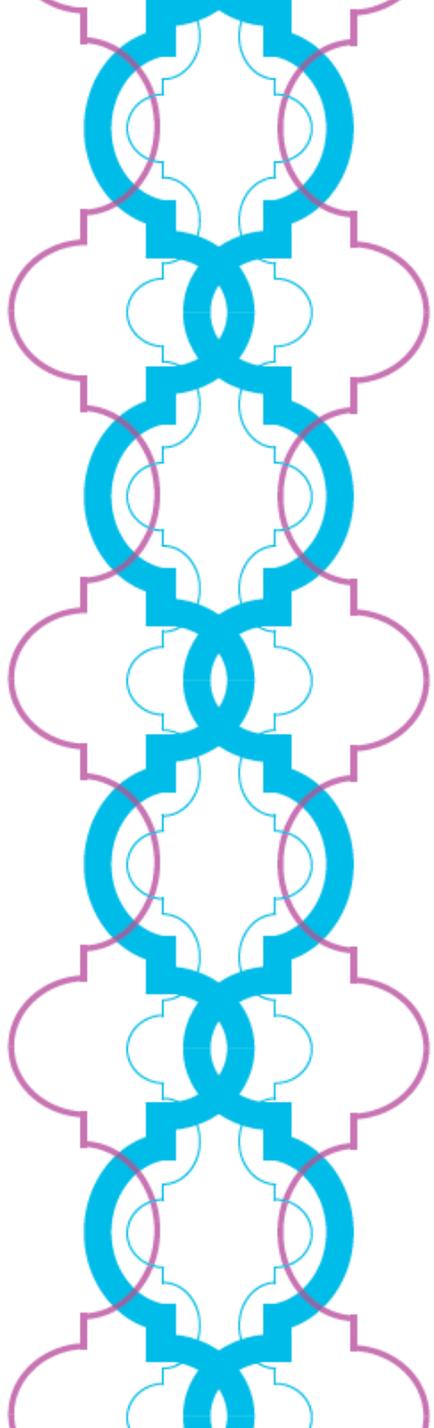
Investment	Approved Budget	Investment as of Sept. 2019
Infrastructure and ACOL	\$11,600,000	\$4,460,040
Instructional Technology	\$1,500,000	\$336,510
Communication/Collaboration Tools	\$4,100,000	\$1,251,578
Reporting and Analytics	\$1,700,000	\$0
Mobile Technology and Security	\$6,100,000	\$1,251,578
	\$25,000,000	\$7,299,706





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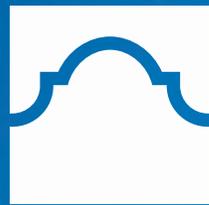
Wrap Up

- Schedule next meeting



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Thank you.



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Malcolm Baldrige
National Quality Award
2018 Award Recipient



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