



Alvin Community College

Facility Assessments Report
And Design Concepts
Board Presentation
May 12, 2025



Agenda

1. Facility Condition Assessment Findings
2. Visual Updates “Curb Appeal”
3. Campus Improvement Phases
4. Future Building Opportunity Plan
5. ROM (Rough Order of Magnitude)



Facility Condition Assessment Findings





Summary of Assessment

SUB-TOTAL (Trade Costs)	\$16,259,788
SUB-TOTAL (Direct Costs)	\$1,951,175
SUB-TOTAL (Construction Markups)	\$3,059,442
TOTAL	\$23,455,720*

*Excludes Campus Wide Recommendations

CAMPUS WIDE RECOMMENDATION

SUB-TOTAL (Trade Costs)	\$7,136,126
SUB-TOTAL (Direct Costs)	\$856,335
SUB-TOTAL (Construction Markups)	\$1,343,020
TOTAL	\$9,335,481
TOTAL	\$32,791,201

PREVIOUS PROJECTS COMPLETE BY ACC

2018 Maintenance Bond (\$25,000,000)	
	&
Projects Not Funded by Tax Maintenance Note	
TOTAL	\$20,582,324*

*Excludes Financial Interest, Contingencies, Allowances & Professional Services

DISCOVERY

FACILITIES ASSESSMENT

Building Inventory and Facility Condition Index							
BUILDING	USE	YEAR BUILT	ADDITIONS*	AREA (sf)	FLOORS	CRV	2025 FCI
A Building	Library, Student Services, Offices	1977		44,500	2	\$16,687,500	13.67%
B Building	Classrooms, Art Gallery, Administration	1977		45,821	2	\$17,870,200	14.08%
C Building	Classrooms, Childcare, Human Resources	1977		43,746	2	\$17,061,000	11.64%
D Building	Classrooms, Welding Lab	1977		34,502	2	\$20,701,200	11.89%
E Building	Student Center, Bookstore, Cafe	1963	1977	19,129	1	\$8,416,800	7.23%
F Building	Fitness	1963	1977, 2010	29,121	1	\$14,269,300	14.47%
G Building	Classrooms, Offices, Veterans' Lounge	1963	1985	35,021	1	\$13,658,200	16.57%
H Building	Classrooms, Health Center, Campus Police	1963	1966, 2008	15,242	1	\$6,706,500	22.98%
I Building	Jewelry/Metals Studio	1963		862	1	\$603,400	19.04%
J Building	Art/Ceramics Studio, Offices	2008	2014	4,800	1	\$2,880,000	12.51%
K Building	Classrooms, Communication Studios	Before 1990 ¹	1992, 2013	21,640	1	\$9,521,600	19.67%
M Building	Shipping + Receiving	1980	2013	5,000	1	\$1,700,000	41.40%
N Building	Classrooms, Police Academy, Gun Range	1984		25,091	1	\$11,918,300	15.49%
R Building	Nolan Ryan Museum + Meeting Center	1996		12,050	1	\$7,230,000	4.60%
S Building	Classrooms, Science + Clinical Labs	2007	2014	109,614	2	\$56,999,300	2.31%
T Building	Transportation Storage + Maintenance	1993		18,753	1	\$6,376,100	4.82%
Greenhouse	Greenhouse			600	1		
Observatory	Astronomy Telescope			200	1		
Baseball	Sports Field + Fieldhouse	1994		3,862	1	\$4,343,500	17.95%
Softball	Sports Field	1998		1,436	1	\$3,583,400	2.28%

¹Most buildings on the ACC campus were damaged in Hurricane Ike and repaired in 2010
²Building was purchased by ACC in 1992



FACILITIES ASSESSMENT

Stantec performed a facilities assessment on the sixteen buildings, as well as the sporting fields, currently at the ACC existing campus. The purpose of this study was to:

- Provide an inventory of ACC's buildings to allow for quick access to facilities information.
- Determine the general condition of the facilities and provide the data in a concise format, allowing quick determination of the current replacement value and condition of the facilities.
- Determine a Facilities Condition Index (FCI) for the buildings at ACC. The FCI is a benchmark index that rates the condition of existing buildings and is used by facilities managers to quantify and prioritize building optimization projects for capital planning purposes.

DEFINITIONS

Current Replacement Value (CRV)

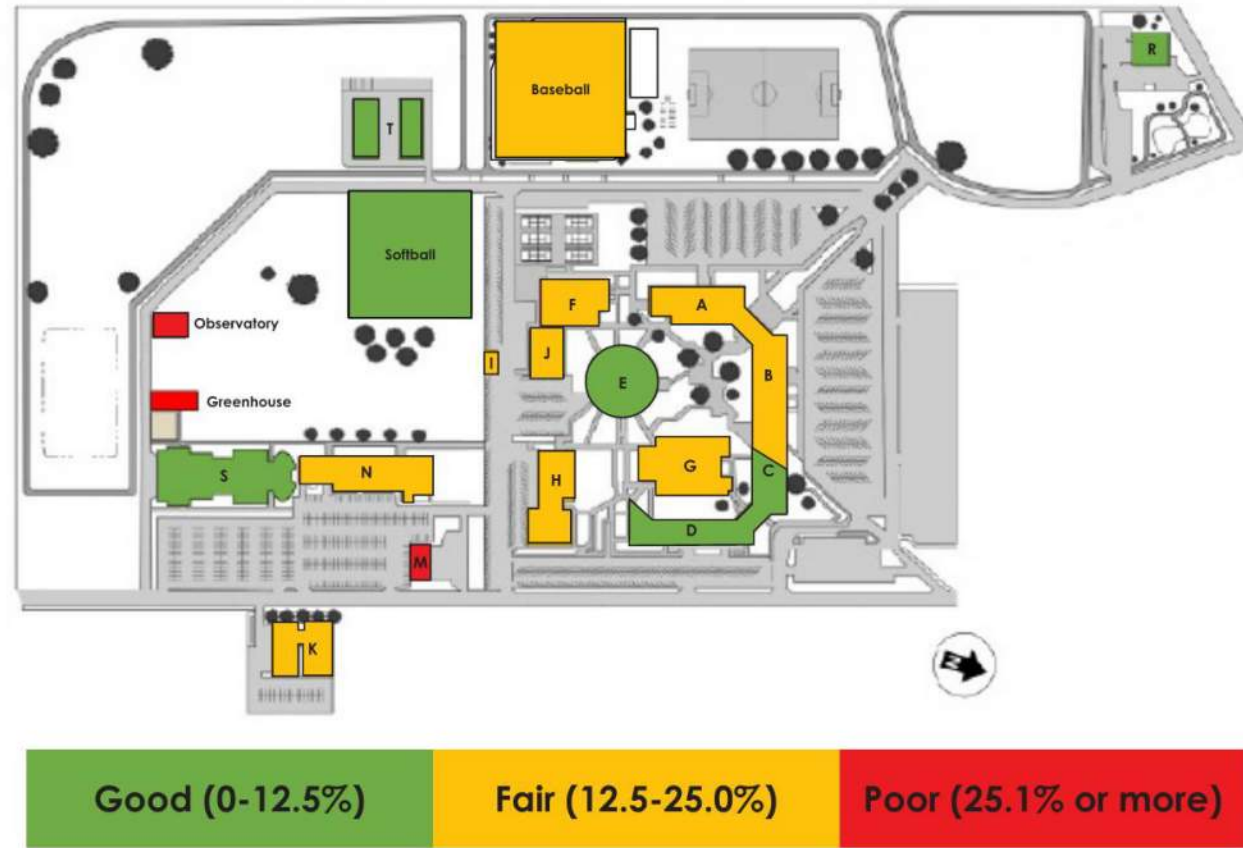
The CRV is the cost to construct a replacement building in today's dollars, based on the square footage of the current structure and the estimated current construction cost for that type of structure.

Deferred Maintenance Backlog (DMB)

DMB represents the total value of projects that will require attention within the next five years. This value is included to help determine the investment required to repair and/or replace problem items before they become critical.

Facilities Condition Index (FCI)

Simply put, the FCI is the current DMB divided by the CRV. The resulting number is compared against nationally accepted standards and used to determine the condition of the facilities.



FACILITIES ASSESSMENT

The rating of "Fair" (12.5-25%) indicates that the building requires some attention to bring it up to standard, with some problems areas potentially requiring immediate attention. The rating of "Poor" (>25.1%) indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs annually due to inflation.

The entirety of this study is available in the Appendix of this report.

Facilities Condition Index (FCI) Rating

$$FCI = \frac{DMB \text{ (Deferred Maintenance Backlog)}}{CRV \text{ (Current Replacement Value)}}$$



DISCOVERY

FACILITIES ASSESSMENT SUMMARY

A BUILDING

2024 FCI INDEX: **13.67%**

COST SUMMARY

CRV Complete Renovation Value	Total Cost of 2024 Project Recommendations
\$16,687,500	\$1,954,551*
*Excludes Campus Wide Recommendations	

2024 BUILDING ASSESSMENT COST ESTIMATE

Item No.	Architectural Recommendations	Cost of Projects
01	Shell / Exterior - Doors	\$53,400
02	Envelope - Soffit	\$9,600
03	Envelope - Replace Windows	\$387,000
04	Exterior - Stairwell (2)	\$373,248
05	Interior - Flooring Replacement	\$315,994
06	Interior - Ceiling Replacement	\$222,748
07	Interior - Wall Finish Repairs	\$110,738
08	Interior - Wall Gypsum Replacement	\$5,040
09	Interior - Door Replacement	\$47,500
	Subtotal	\$1,525,268
	Services (Mechanical, Electrical, Plumbing, Technology)	Cost of Projects
	Electrical - Replace Lighting, Upgrades recommended for consistent light fixtures and light levels throughout.	\$70,083
	Electrical - Install panel cover	\$1,500
	Mechanical - Replace Carrier AquaSnap Chiller	\$45,000
	Mechanical - Replace original chilled water piping & accessories	\$155,750
	Mechanical - Replace hot water piping and accessories	\$155,750
	Technology - Provide access control card readers at entrances	\$1,200
	Services - Subtotal	\$429,283
	Total Cost of Recommended Projects	\$1,954,551



A BUILDING FIRST FLOOR



LEGEND

- Excellent**
Recently renovated through-out
- Good**
Modernized; floor, ceiling, walls and door hardware in good condition
- Fair**
Space suitable for current use. Upgrade deficiencies as noted, e.g. floor, ceiling, partitions, doors and hardware
- Poor**
Floor, ceilings, partitions, doors in poor condition. Door hardware does not meet ADA standards
- Adequate**
Building support space suitable for current use





A BUILDING SECOND FLOOR
NOT TO SCALE



LEGEND

- Excellent**
Recently renovated through-out
- Good**
Modernized; floor, ceiling, walls and door hardware in good condition
- Fair**
Space suitable for current use. Upgrade deficiencies as noted, e.g. floor, ceiling, partitions, doors and hardware
- Poor**
Floor, ceilings, partitions, doors in poor condition. Door hardware does not meet ADA standards
- Adequate**
Building support space suitable for current use





DISCOVERY

PREVIOUS CAMPUS PROJECTS COMPLETED TO-DATE

BUILDING A - PREVIOUS PROJECTS COMPLETE TO DATE

Total Cost of Historical Maintenance

\$928,209

ACC Project No. Ref.	2018 Maintenance Bond Cost Estimates	Est. Cost Bldg A
7	New Air Handler	\$226,036
14.1	Replace Domestic water valves and add water treatment system.	\$9,645
14.2	Replace and/or rehab sanitary Pipe.	\$90,730
31	Replace and/or rehab backup generators.	\$22,301
53	Elevator Modernization	\$114,622
55	Primary Gang Restroom Remodel	\$294,897
56	HVAC Duct cleaning	\$9,978
2018 Maintenance Bond Total		\$768,209

2020 Projects not funded by Tax Maintenance Note	Cost of Projects
Advising, records, enrollment, financial aid remodel	\$80,000
Berm Mowstripes & French drain	\$80,000
2020 Projects Total	\$160,000

BUILDING B - PREVIOUS PROJECTS COMPLETE TO DATE

Total Cost of Historical Maintenance

\$943,065

ACC Project No. Ref.	2018 Maintenance Bond Cost Estimates	Est. Cost Bldg B
8	New Air Handler	\$226,036
14.1	Replace Domestic water valves and add water treatment system.	\$9,645
14.2	Replace and/or rehab sanitary Pipe.	\$90,730
31	Replace and/or rehab backup generators.	\$22,301
55	Primary Gang Restroom Remodel	\$294,897
56	HVAC Duct cleaning	\$23,262
62	Theater stage rigging system repairs	\$48,239
76	Theater Seating Lighting	\$26,367
82	Relocate TV/Radio Department to Building B	\$121,588
2018 Maintenance Bond Total		\$863,065

2020 Projects not funded by Tax Maintenance Note	Cost of Projects
Berm Mowstripes & French drain	\$80,000
2020 Projects Total	\$80,000



DISCOVERY

FACILITIES ASSESSMENT SUMMARY

B BUILDING
2024 FCI INDEX **14.08%**

COST SUMMARY	
CRV Complete Renovation Value	Total Cost of 2024 Project Recommendations
\$17,061,000	\$1,931,240*

*Excludes Campus Wide Recommendations

2024 BUILDING ASSESSMENT COST ESTIMATE

Item No.	Architectural Recommendations	Cost of Projects
01	Exterior - Doors	\$115,490
02	Exterior Envelope - Repair Waterproofing at exterior walls	\$37,440
03	Exterior Envelope - Repair cracks at brick	\$7,300
04	Exterior Envelope - Replace Windows	\$265,500
05	Exterior - Stairwell	\$189,424
06	Interior - Flooring Replacement	\$53,380
07	Interior - Ceiling Replacement	\$29,750
08	Interior - Wall Finish Repairs	\$47,856
09	Interior - Wall System Replacement	\$40,480
10	Interior - Door Replacement	\$45,000
11	Complete Renovation of Restrooms	\$46,000
Subtotal		\$1,566,882
Mechanical, Electrical, Plumbing & Technology Recommendations		
Electrical - Replace Lighting, Upgrades recommended for consistent light fixtures and light levels throughout.		\$49,610
Mechanical - Replace original chilled water piping & accessories		\$160,374
Mechanical - Replace hot water piping and accessories		\$160,374
Subtotal		\$370,357
Total Cost of Recommended Projects		\$1,931,240



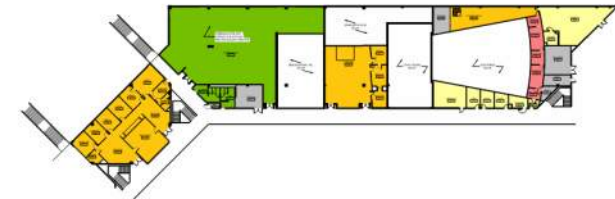
B BUILDING FIRST FLOOR
NOT TO SCALE



- LEGEND**
- **Excellent**
Recently renovated through-out
 - **Good**
Modernized; floor, ceiling, walls and door hardware in good condition
 - **Fair**
Space suitable for current use. Upgrade deficiencies as noted, e.g. floor, ceiling, partitions, doors and hardware
 - **Poor**
Floor, ceilings, partitions, doors in poor condition. Door hardware does not meet ADA standards
 - **Adequate**
Building support space suitable for current use



B BUILDING SECOND FLOOR
NOT TO SCALE



- LEGEND**
- **Excellent**
Recently renovated through-out
 - **Good**
Modernized; floor, ceiling, walls and door hardware in good condition
 - **Fair**
Space suitable for current use. Upgrade deficiencies as noted, e.g. floor, ceiling, partitions, doors and hardware
 - **Poor**
Floor, ceilings, partitions, doors in poor condition. Door hardware does not meet ADA standards
 - **Adequate**
Building support space suitable for current use





17 **DISCOVERY**
FACILITIES ASSESSMENT SUMMARY

C BUILDING
2024 FCI INDEX **11.64%**

COST SUMMARY	
CRV Complete Renovation Value	Total Cost of 2024 Project Recommendations
\$17,061,000	\$1,563,491*
*Excludes Campus Wide Recommendations	

2024 BUILDING ASSESSMENT COST ESTIMATE

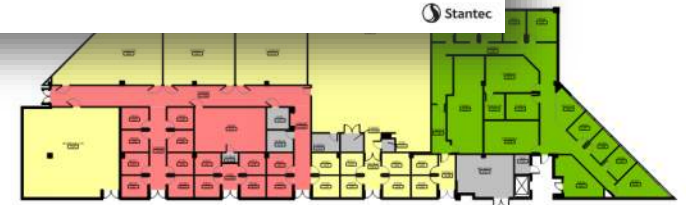
Item No.	Architectural Recommendations	Cost of Projects
01	Shell/Exterior - Doors	\$88,909
02	Shell/Exterior - Repair cracks at brick	\$7,500
03	Shell/Exterior - Repair holes in exterior envelope	\$11,250
04	Shell/Exterior - Replace Windows	\$376,750
05	Exterior - Stairwell	\$196,624
06	Interior - Flooring Replacement	\$81,680
07	Interior - Ceiling Replacement	\$70,693
08	Interior - Wall Finish Repairs	\$63,819
09	Interior - Wall Gypsum Replacement	\$143,300
10	Interior - Door Replacement	\$182,900
Subtotal		\$1,148,016
Mechanical, Electrical, Plumbing & Technology Recommendations		
Electrical - Replace Lighting, Upgrades recommended for consistent light fixtures and light levels throughout		\$109,253
Mechanical - Replace original chilled water piping & accessories		\$193,111
Mechanical - Replace hot water piping and accessories		\$452,411
Subtotal		\$454,475
Total Cost of Recommended Projects		\$1,563,491



C BUILDING FIRST FLOOR
NOT TO SCALE



- LEGEND**
- **Excellent**
Recently renovated through-out
 - **Good**
Modernized; floor, ceiling, walls and door hardware in good condition
 - **Fair**
Space suitable for current use. Upgrade deficiencies as noted, e.g. floor, ceiling, partitions, doors and hardware
 - **Poor**
Floor, ceilings, partitions, doors in poor condition. Door hardware does not meet ADA standards
 - **Adequate**
Building support space suitable for current use



- LEGEND**
- **Excellent**
Recently renovated through-out
 - **Good**
Modernized; floor, ceiling, walls and door hardware in good condition
 - **Fair**
Space suitable for current use. Upgrade deficiencies as noted, e.g. floor, ceiling, partitions, doors and hardware
 - **Poor**
Floor, ceilings, partitions, doors in poor condition. Door hardware does not meet ADA standards
 - **Adequate**
Building support space suitable for current use





Campus Identity

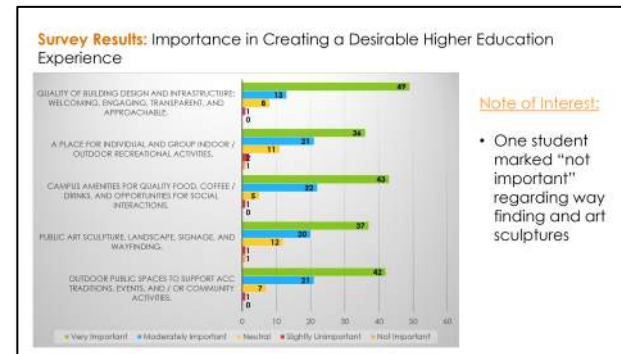
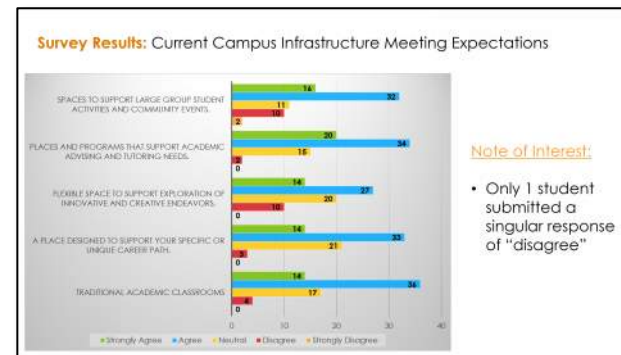
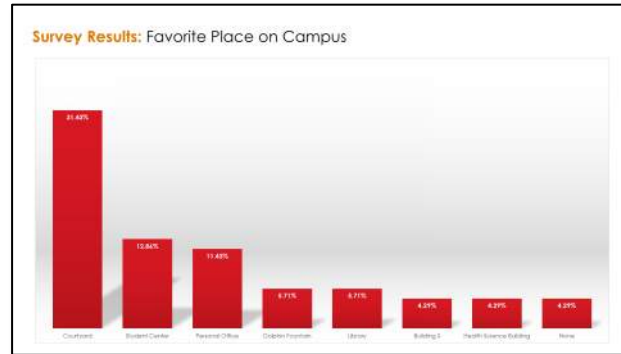




Guiding Principles

1. We believe **innovation** thrives at the intersection of curiosity and courage, where diverse perspectives converge to challenge conventional thinking, embrace experimentation, and drive transformative change for a better future.
2. We embrace **vitality** and **engagement** as essential catalysts for growth and fulfillment.
3. As a **premier** school, we continuously elevate academic excellence, foster a vibrant learning community, and empower students to realize their fullest potential.

Survey results



Red Dot / Green Dot

Visual Listening Activity

Green Dots
Identify three of your **favorite** aspects of the ACC campus.
Tell us about the Quality & Characteristics of the item you identified and why it **resonates** with you.

Red Dots
Identify three of your **Least favorite** aspects of the ACC campus.
Tell us about the Quality & Characteristics of the item you identified and how it **speaks** to you.

Visual Listening Activity

Name: _____

Note: Add your photos and responses your class 1-3

Green Dots
Identify three of your **favorite** aspects of the ACC campus.
Tell us about the Quality & Characteristics of the item you identified and why it **resonates** with you.

Red Dots
Identify three of your **Least favorite** aspects of the ACC campus.
Tell us about the Quality & Characteristics of the item you identified and how it **speaks** to you.

ACC DHS PROGRAM



Previous Proposed Masterplan





Thoughts About the Campus

PERCEPTION

Tired, confusing, unwelcoming

Small but willing and able to improve on many levels.

Older and needs an exterior update

Good but dated

Dated on the outside

Boring

Fortress in its appearance

Dated, difficult to navigate and invite people to attend

Dated on the outside but very good programs

Old and dated

FEELINGS

Lost, confused

Lost when driving in for functions

No real feeling

Nostalgic

Like a family once I meet the faculty

Tired and lost; it's a place to sleep – not learn

Not any particular way

Exterior relic hiding an interior benefit

Love the trees

Enlightened

No real opinion

Design Principles:

1

Redefine the Campus Identity

New front door image, address the berms and 1980's fortress like architectural expression.

2

Modernize and Transform Existing Buildings

Renovate existing buildings that are in good condition. Update to align with modern pedagogy, student needs and expectations. Update for deferred maintenance, ADA and Universal design.

3

Remove Outdated Infrastructure

Demo buildings in poor condition, parking, berms athletics, service areas...etc. that impedes or limits the potential for the future of ACC.

4

Relocate Campus Programs

Realign academic services to meet student needs & expectations of a modern campus. To create operational efficiencies and promote cross disciplinary collaboration with faculty and staff.

5

Repurpose Excess Classroom Capacity

This space provides the opportunity to capture collaboration, teaming and supporting academic spaces that are essential and expected on a modern academic campus.

Design Principles:

6

Create New Facilities that Meet the Academic & Workforce Needs of the Region

New Buildings should be featured as points of pride for the college, the campus and the community. They should be seen as modern, state of the art, and set the tone for quality expectations for the masterplan.

7

Modern Teaching & Learning Environments are Transparent and Connected

Be it new or renovated existing buildings, the unifying quality characteristics should be incorporation of a learning commons, student study and collaboration spaces, transparency between spaces, and connectivity floor to floor and inside to outside.

8

Create and Improve Outdoor Campus Spaces

Quads, courtyards and extended building lobby spaces to supports student life. landscaping art & sculpture and large outdoor event or pre-function spaces to support student life and embrace and engage the Alvin Community.

9

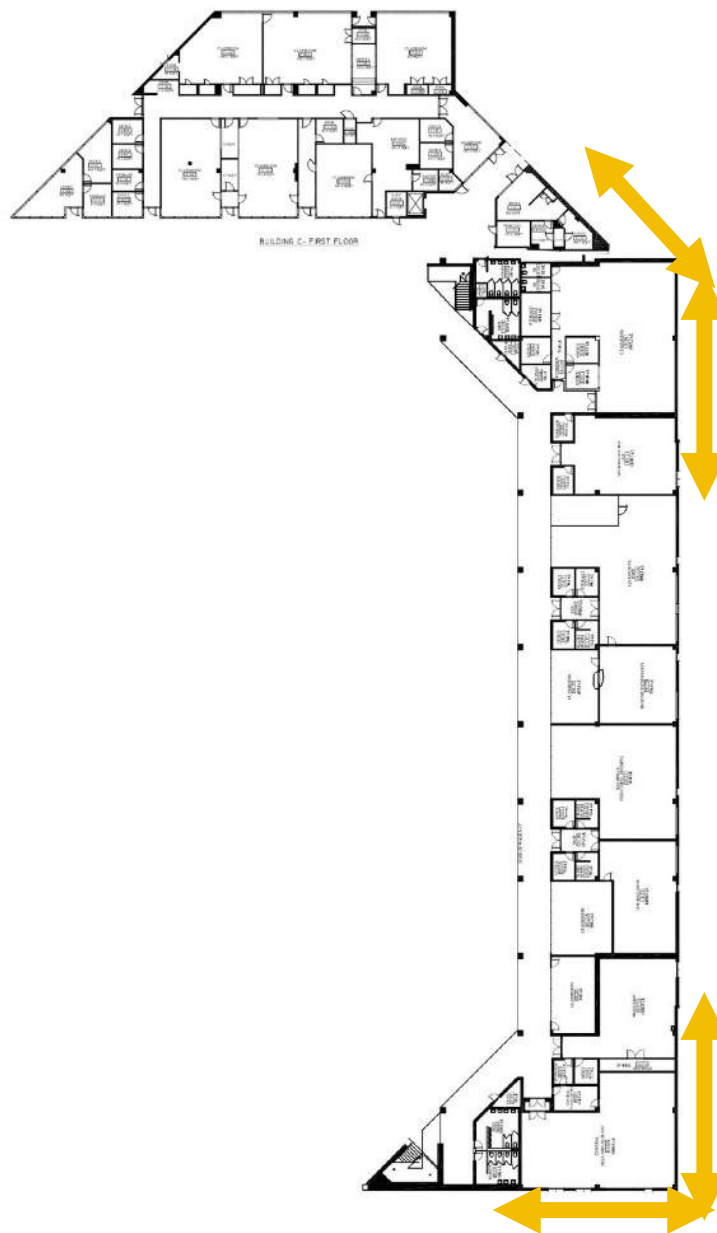
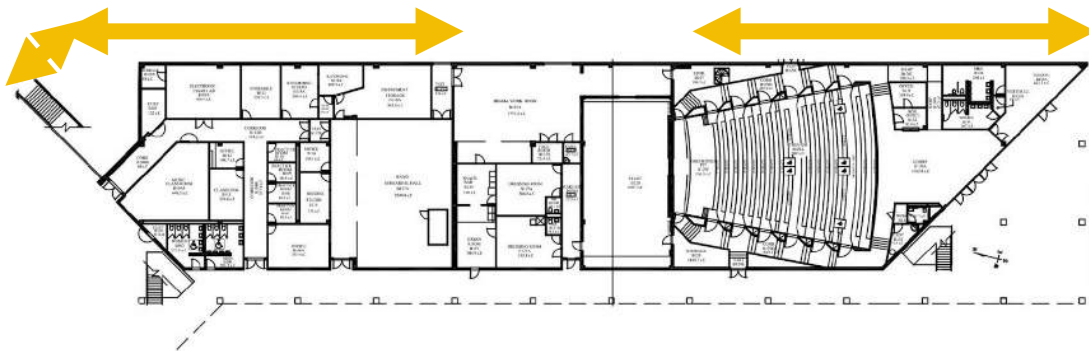
Strengthen Connections to the Community

Create invitations for interactions on campus, trails, amenities events space, cultural enrichment programs.

10

Unify the Campus

Create a cohesive student academic experience, from sense of entry & arrival to daily and after hours use.



Berm Locations



Existing Main Entry



Playground

Existing Mustang Entry



?

N?





Existing Mustang Entry



Existing Auditorium Entry









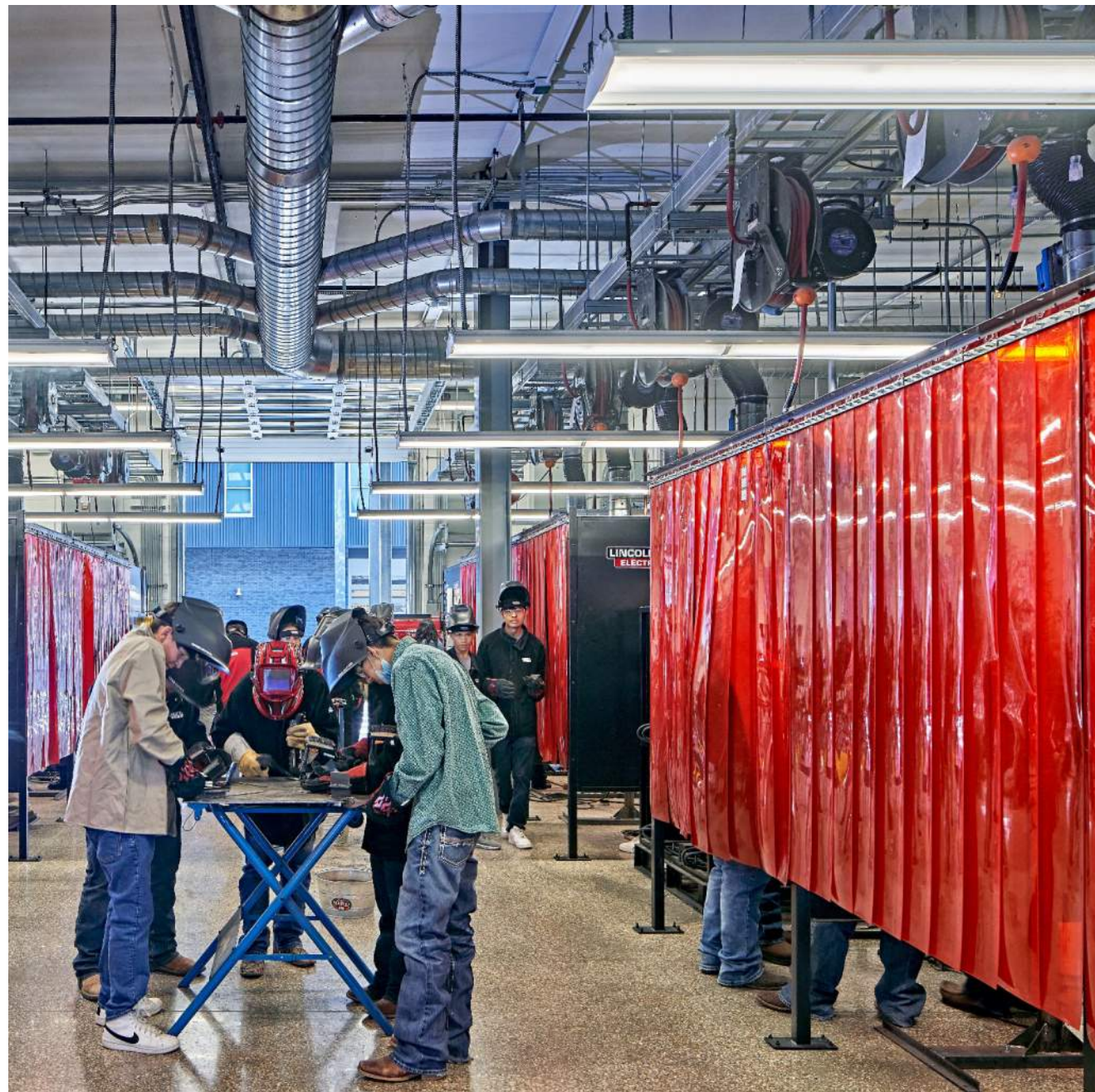








Building Opportunities











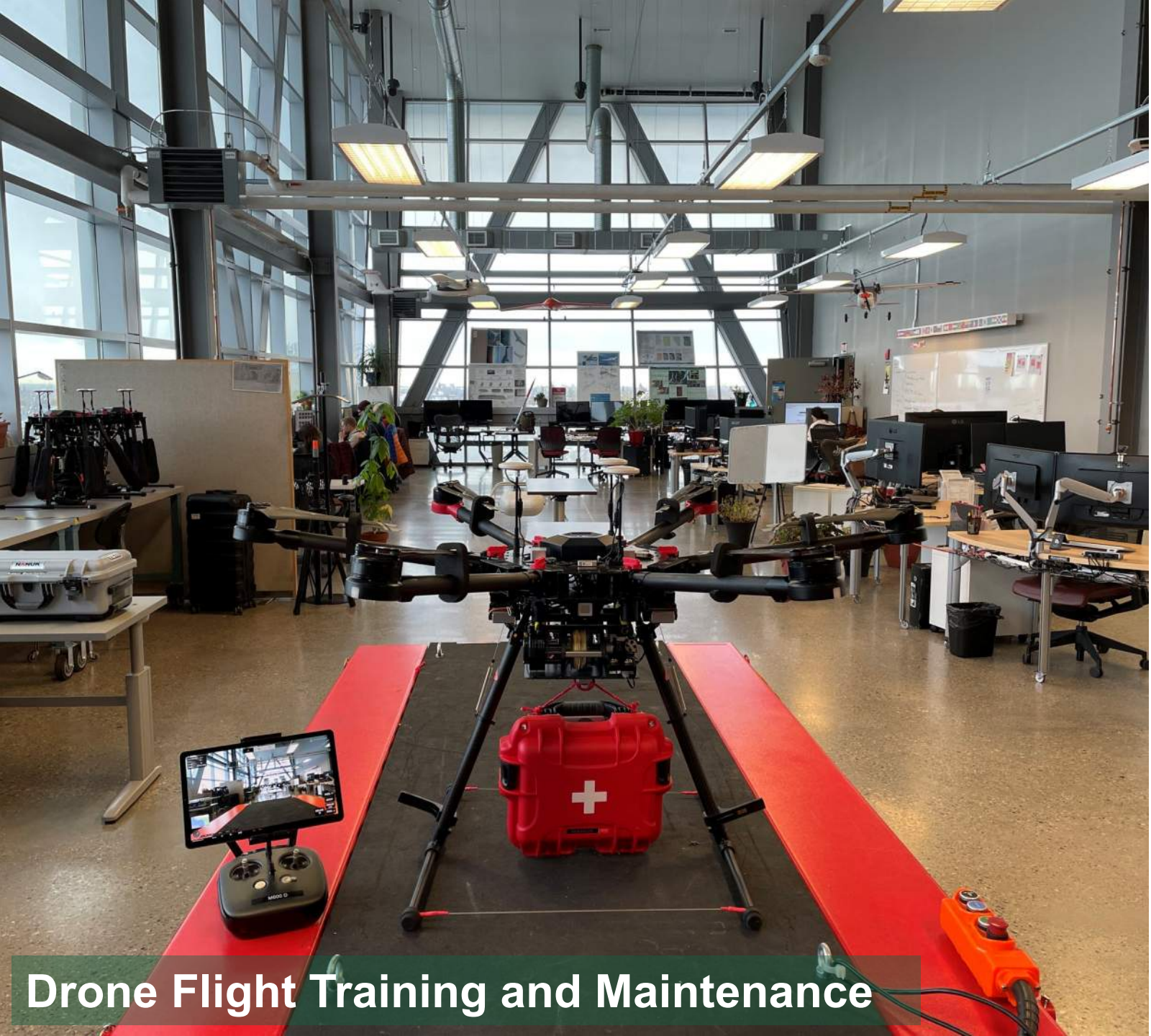




Welding



Logistics

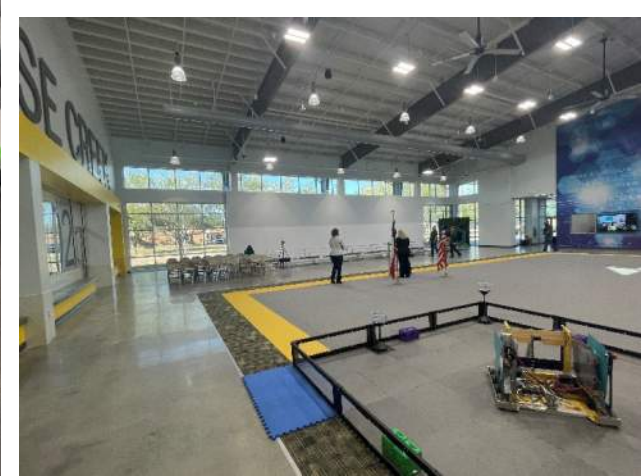


Drone Flight Training and Maintenance





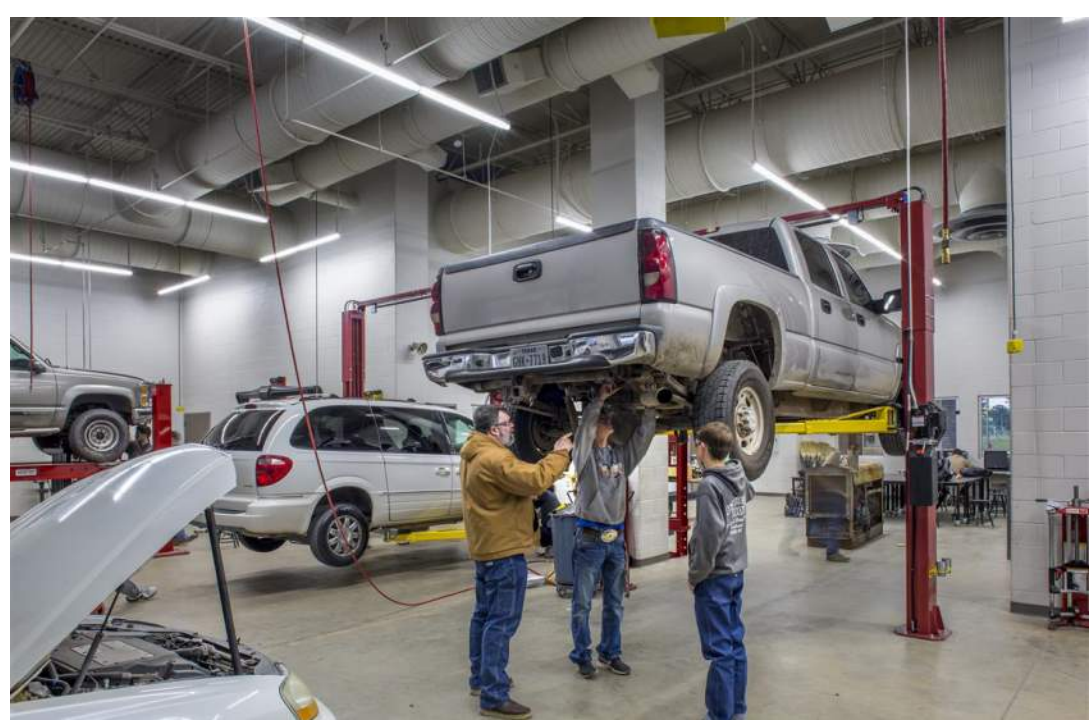
Tech/Graphics/Broadcast/Amination



Robotics



Construction Science



Transportation





Campus in Improvement Phases

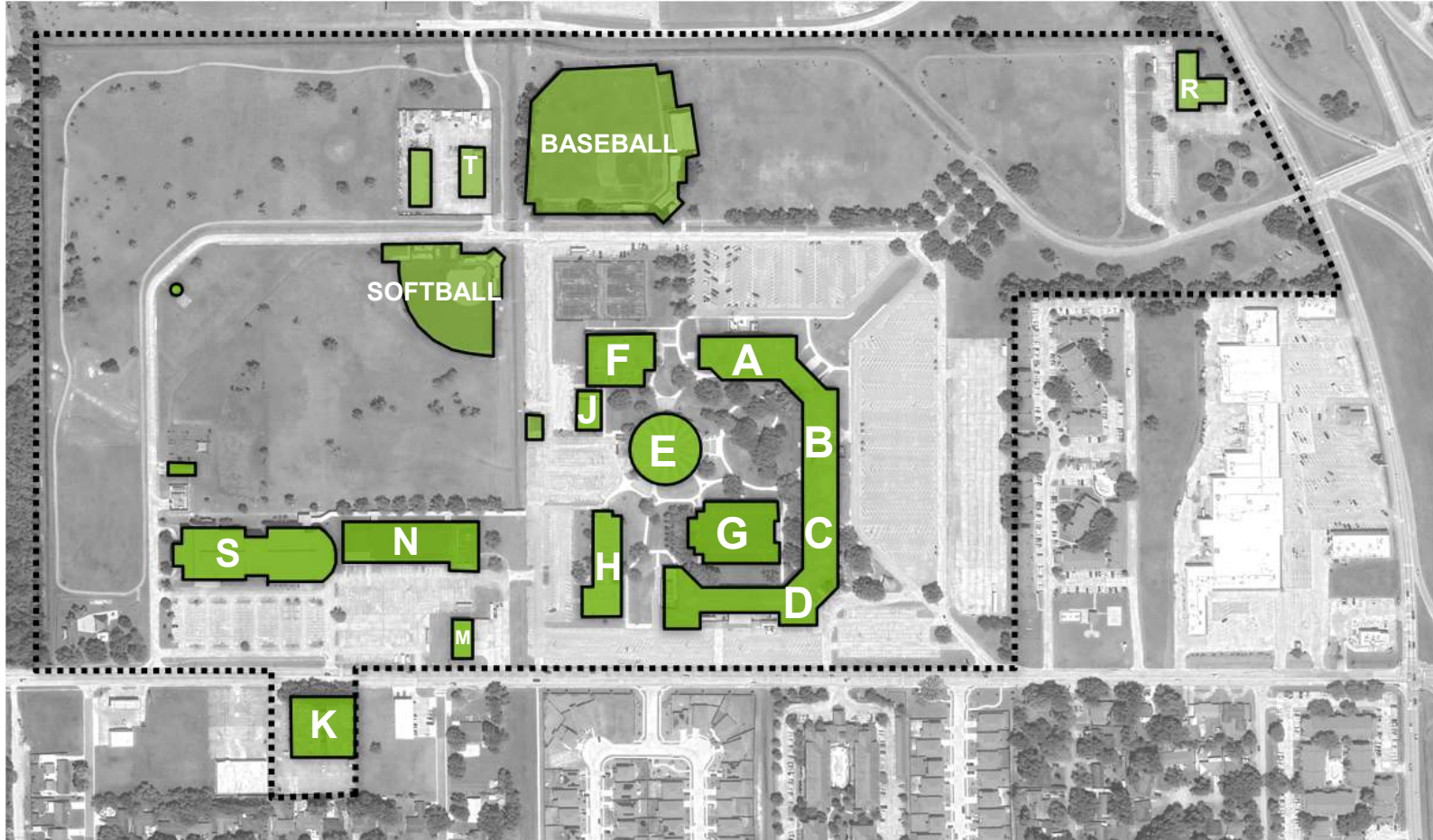




Campus Map- Existing

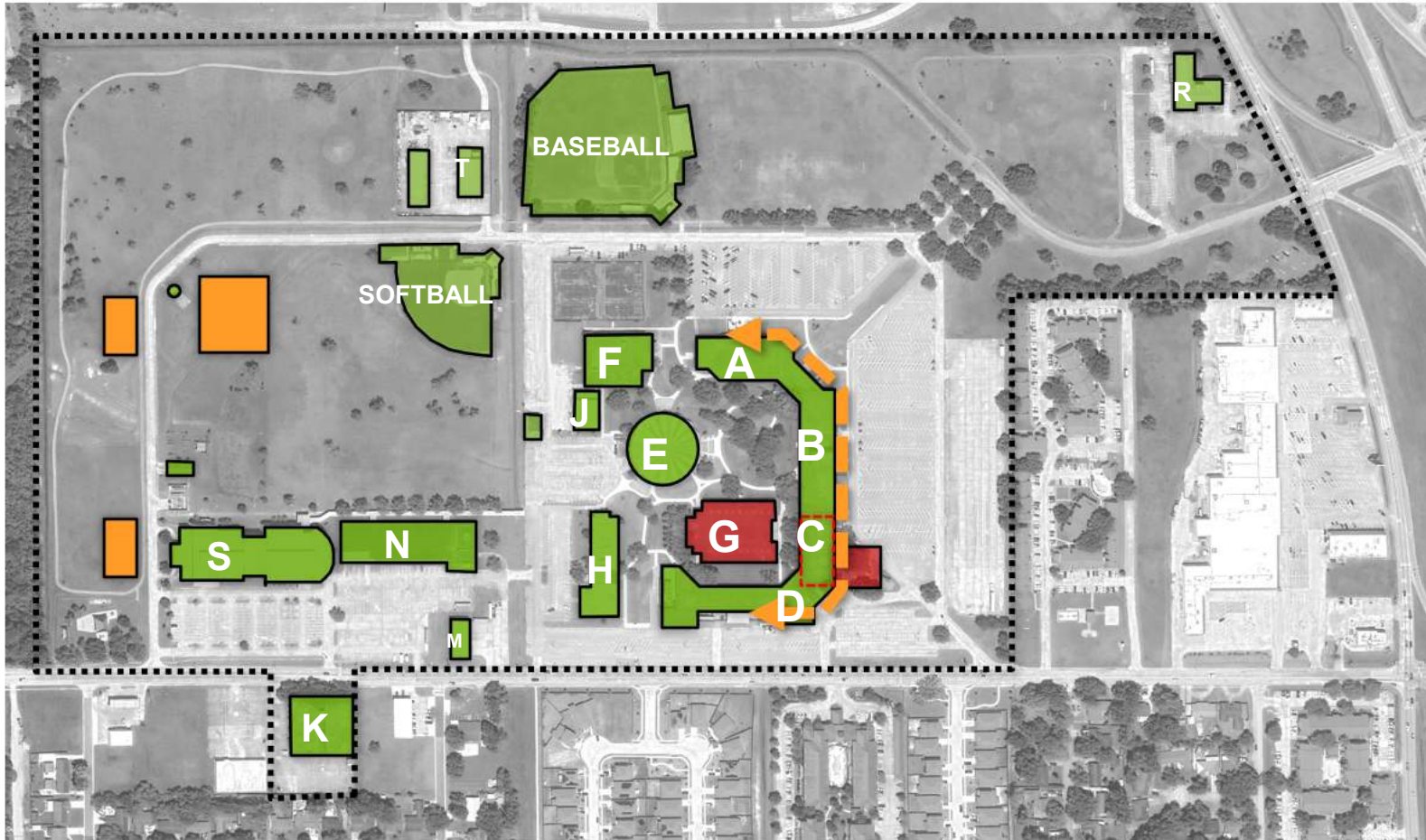


Existing



 EXISTING

Phasing Recommendations



DEMO

- G BUILDING
- EARLY CHILDHOOD INTERIOR & EXTERIOR PLAYGROUND EQUIPMENT

RELOCATE

- CHILD DEVELOPMENT



NEW

- RESKIN A-D
- LAW ENFORCEMENT
- NEW WORKFORCE BUILDING
- LANDSCAPE UPGRADES
- BUILDING WAYFINDING



EXISTING



Phase 1 – Relocate & New Build

- LAW ENFORCEMENT
- WORKFORCE BUILDING
- CHILD DEVELOPMENT BUILDING



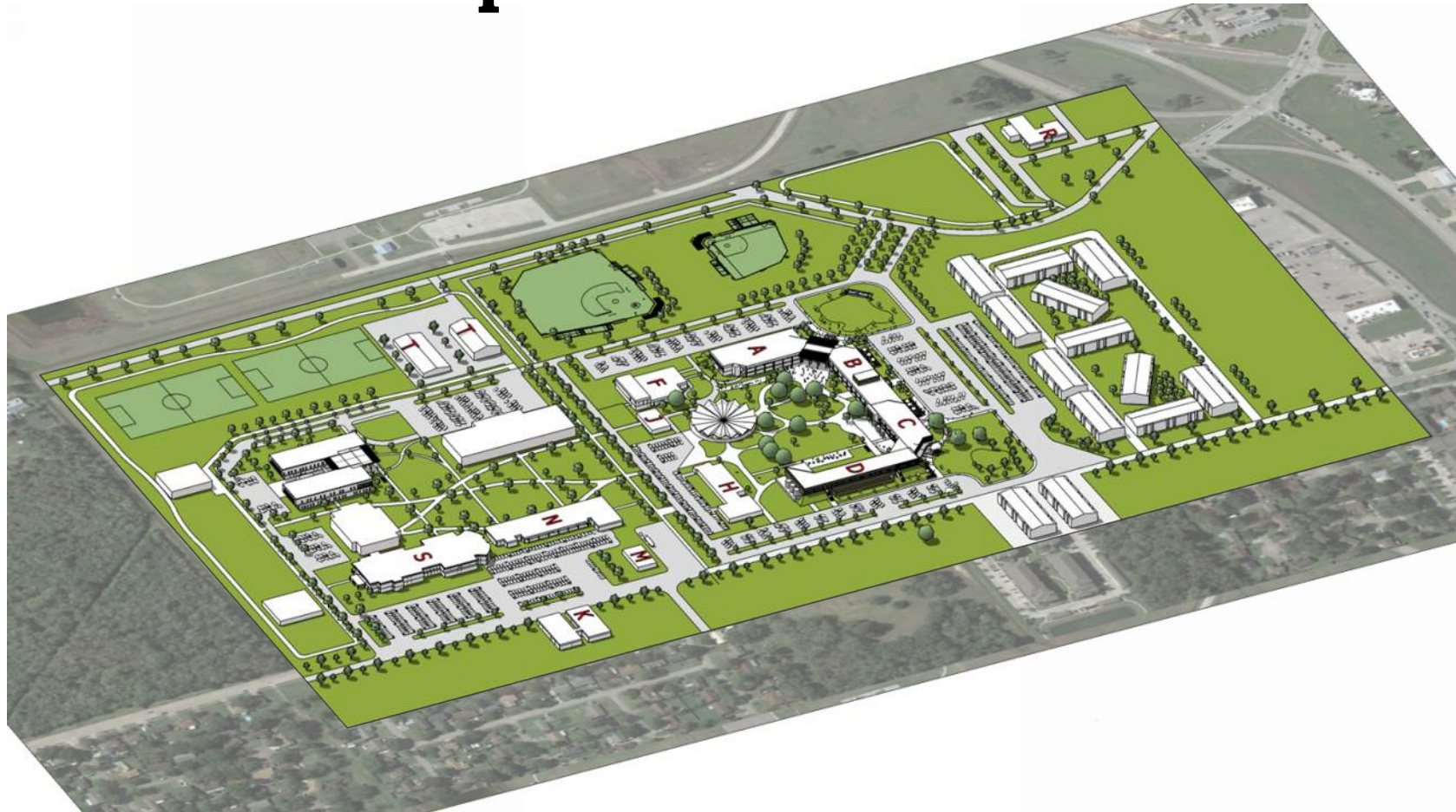
Phase 2 – Demo and Renovate



- NEW CAMPUS ENTRY AND APROACH
- RELOCATE CHILD DEVELOPMENT
- DEMO G BUILDING
- RESKIN BUILDINGS A-D IN NEW METAL FACADE



Final Masterplan

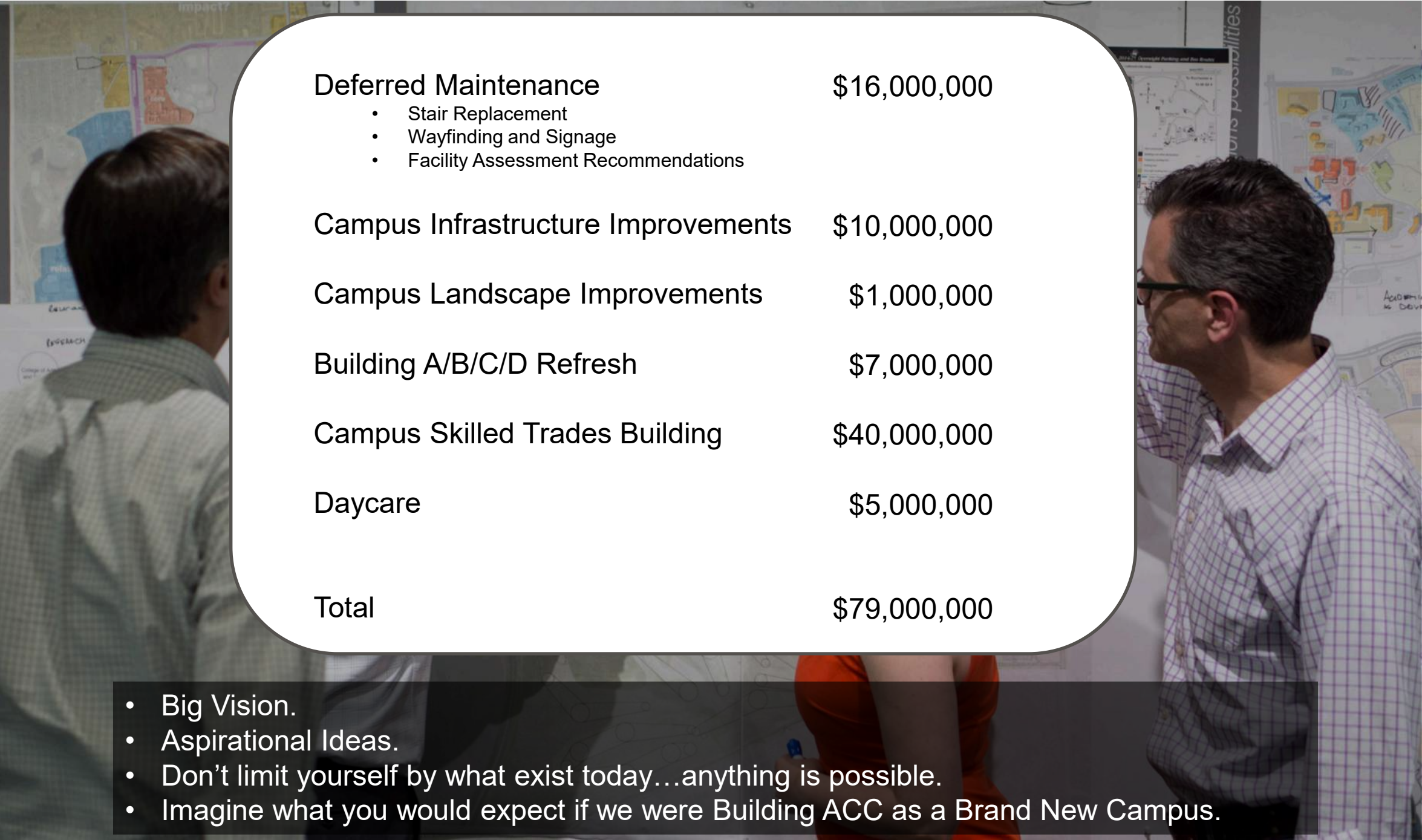


- UPGRADED LANDSCAPING
- BUILDING WAYFINDING



Rough Order of Magnitude





Deferred Maintenance	\$16,000,000
<ul style="list-style-type: none">• Stair Replacement• Wayfinding and Signage• Facility Assessment Recommendations	
Campus Infrastructure Improvements	\$10,000,000
Campus Landscape Improvements	\$1,000,000
Building A/B/C/D Refresh	\$7,000,000
Campus Skilled Trades Building	\$40,000,000
Daycare	\$5,000,000
Total	\$79,000,000

- Big Vision.
- Aspirational Ideas.
- Don't limit yourself by what exist today...anything is possible.
- Imagine what you would expect if we were Building ACC as a Brand New Campus.

Thank you

