

Northeast Lakeview College

Supporting the Educational Needs of the Greater New Braunfels Region

Dr. Veronica Garcia

April 17, 2025

267 Acre Campus
Universal City | Live Oak
Loop 1604 & Kitty Hawk Road



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Alamo Colleges District Service Area & Taxing District

5 Colleges:

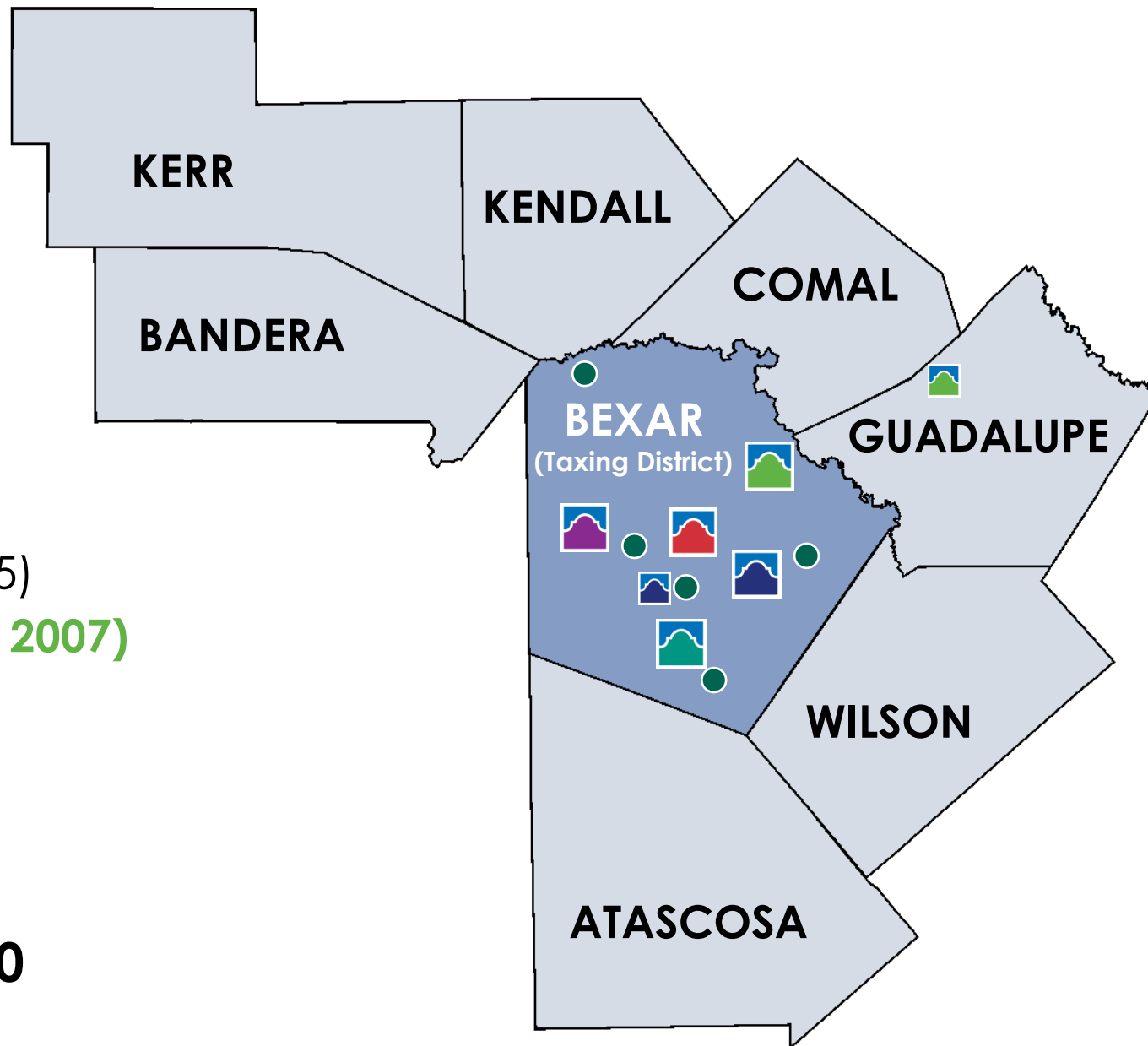
-  St. Philip's College (est. 1898)
-  San Antonio College (est. 1925)
-  Palo Alto College (est. 1985)
-  Northwest Vista College (est. 1995)
-  **Northeast Lakeview College (est. 2007)**

● 5 Education & Training Center

23 Early College High Schools

20 P-TECH High Schools

Fall 2024 Total Enrollment: 79,000



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



County	2020	2040 Projection	% Increase 2020-40
Atascosa	48,981	57,374	17.1%
Bandera	20,851	21,701	4.1%
Bexar	2,009,324	2,599,727	29.4%
Comal	161,501	315,640	95.4%
Guadalupe	172,706	268,305	55.4%
Kendall	44,279	70,896	60.1%
Kerr	52,598	58,870	11.9%
Wilson	49,753	61,941	24.5%
TOTAL:	2,559,993	3,454,454	34.9%

Growth Outside Bexar County

Fall 2023

- **39% Outside Bexar County**
- 61% Bexar County

Fall 2022

- **37% Outside Bexar County**
- 63% Bexar County

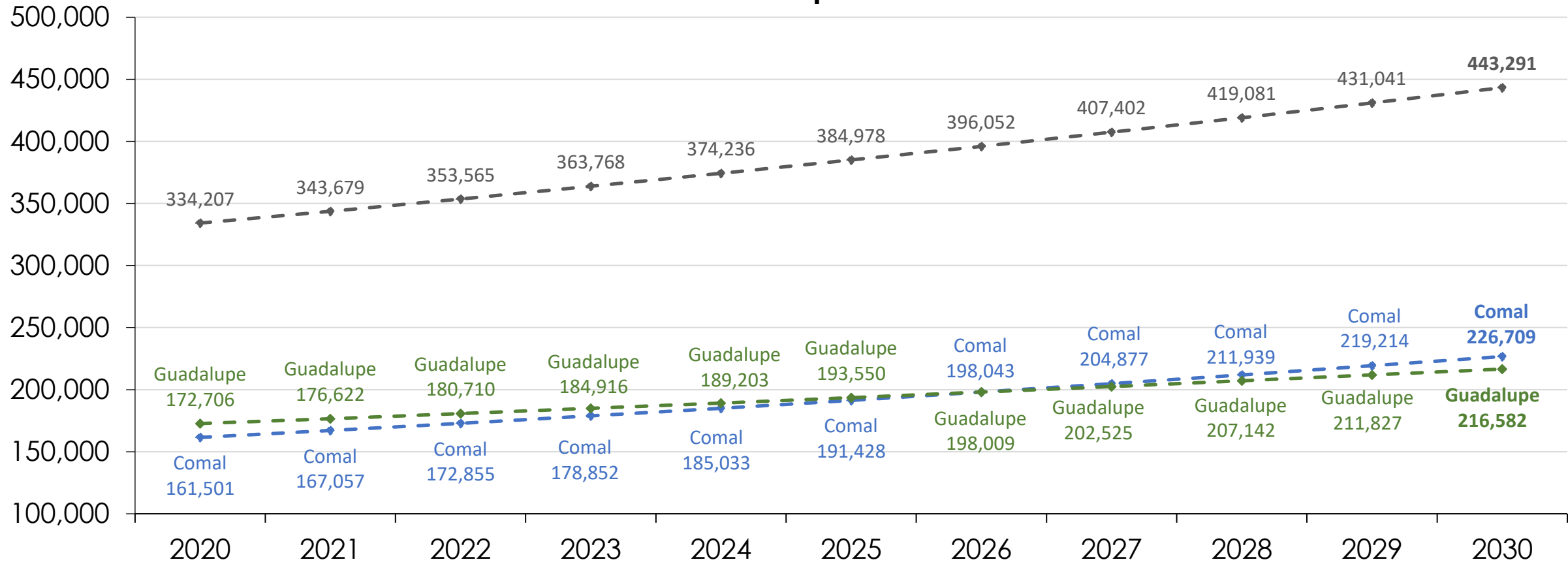
Fall 2021

- **31% Outside Bexar County**
- 69% Bexar County



2030 Projected County Population

Comal and Guadalupe Counties



Texas Association of County, County Information Program



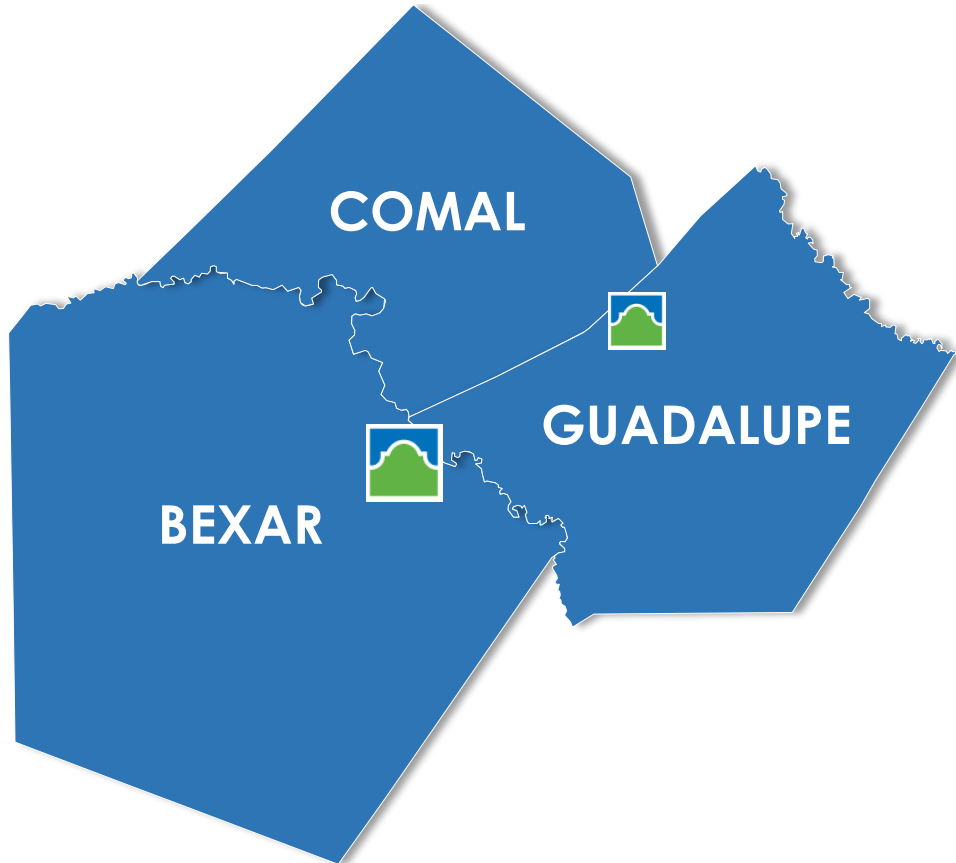
ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO COLLEGES DISTRICT



2030 Growth Projection



	Comal County	Guadalupe County
Projected Population 2030:	226,709	216,582
Population 2023:	193,928	188,454
Population 2022:	184,749	182,702
Population 2020:	163,659	173,697
0 – 17 years:	26.3%	29.3%
18 – 64 years:	53.9%	55.6%
No degree; 25 years & over	7,203	12,244
High school; 25 years & over	25,441	34,539
Some college; 25 years & over	39,554	37,462
Median household income:	\$91,171	\$87,030
Persons in poverty:	6.9%	10.3%

Source: data.census.gov and census.gov/quickfacts



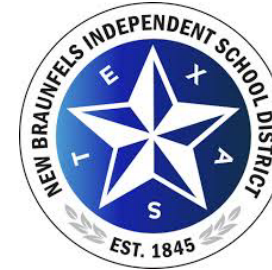
ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



High School Dual Credit Program Growth



Other

Total

Fall 2024	438	499	91	1,045	208	287	2,568
Fall 2023	433	494	139	964	175	117	2,322
Fall 2022	416	542	-	680	167	126	1,931
	Bexar County (Fall 2024: 438) 1 High School	Guadalupe County* (Fall 2024: 590) 3 High Schools		Comal County (Fall 2024: 1,253) 8 High Schools		Other (Fall 2024: 287) 6 High School	



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO COLLEGES DISTRICT



Memorial Early College High School & NLC Graduates – Class of 2024



Early College *High Schools* Increase



Memorial Early College High School



Judson Early College High School



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT





2022-2024 Degrees and Certificates Awarded

	Academic Years 2022-2024
Alamo Colleges District: (5 Colleges)	31,788
• Northeast Lakeview College	2,931 9.2%
• NLC Comal & Guadalupe County Students	762 26.0%



Central Texas Technology Center (CTTC)



2193 FM 758, New Braunfels, Texas 78130



New Braunfels | Seguin



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



NLC New Braunfels (CTTC) Investment

Enrollment to Date:

- Fall 2023: 125 Students | 10 Courses
- Spring 2025: **400 Students** | 25 Courses



Operational Investment to Date: \$562,000

- Technology: \$450,000
- Rebranding: \$12,000
- Infrastructure: \$90,000
- Marketing: \$10,000

Personnel Investment to Date: \$515,500*

- Director
- Senior Advisor
- Certified Advisor
- Adm. Support Spec.
- Faculty
- College Services Coord.
- Academic Program Spec.
- Lab Technician
- DPS Officer

* Per academic year; salary/wages



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT





Investment: \$13,640,875

NLC New Braunfels – Estimated Opening Fall 2026

2049 Sundance Parkway, New Braunfels, Texas 78130 | Old FM 306 & Sundance Parkway





Future
Expansion

Planning for Growth

Securing additional 4.22 acres | Total NLC at New Braunfels Site: 10.7 acres



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Award Recipient
2024 2018



Key Programs

- **Construction Management**
 - Commercial/Residential Electrician Lab
- **Engineering Technology**
 - Engineering Lab
- **Logistics & Supply Chain Mgmt.**
Relocate from CTC
- **Information Technology**
 - Cyber Defense
 - Network Administration
- **Allied Health**
 - Nursing Lab
- **Natural Sciences***
 - Biology Labs (2)
 - Chemistry Lab

** Pending Gas Line Extension*



Student Services & Facility Updates

- **Welcome Center**
 - Advising Services
 - Testing Center
- **Student Learning Resources**
 - Library Services
 - Tutoring/Computer Lab
 - Study Spaces
- **Facilities**
 - Academic Classrooms
 - Faculty/Staff Workrooms
 - Student Commons Area
 - Lab Supplies/Equipment
 - Lab Storage
 - Exterior & Interior Signage



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Phase I: Key Services	\$ 3,992,061
Electrical Labs	
Engineering Technology	
Classrooms	
Phase II: Key Services	\$ 4,195,904
Allied Health Lab	
Nursing Lab	
Biology Labs	
Chemistry Lab	
Cyber Defense Lab	
Classrooms	
Testing Center	
Tutoring Lab	
Full Implementation:	\$ 8,187,965

Reserve Balance:	\$ 2,000,000
------------------	--------------



Questions?



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Award Recipient
2024-2018



Appendix



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Malcolm Baldrige
National Quality Award

Award Recipient
2024-2018





Phase 1 Estimate

SUMMARY

CSI DIVISION

13,500 SF

Schematic Design Estimate

01	General Requirements	\$	160,075.00	\$	11.86
02	Existing Conditions	\$	23,500.00	\$	1.74
03	Concrete	\$	-	\$	-
04	Masonry	\$	-	\$	-
05	Metals	\$	-	\$	-
06	Wood, Plastics and Composites	\$	28,950.00	\$	2.14
07	Thermal & Moisture Protection	\$	6,750.00	\$	0.50
08	Doors and Glass	\$	43,900.00	\$	3.25
09	Finishes	\$	307,479.70	\$	22.78
10	Specialties	\$	52,825.00	\$	3.91
11	Equipment	\$	123,750.00	\$	9.17
12	Furnishings	\$	-	\$	-
13	Special Construction	\$	-	\$	-
14	Conveying	\$	-	\$	-
21	Fire Protection	\$	60,750.00	\$	4.50
22	Plumbing	\$	176,783.20	\$	13.10
23	HVAC	\$	630,413.00	\$	46.70
26	Electrical	\$	452,875.00	\$	33.55
27	Communications	\$	206,150.00	\$	15.27
28	Safety and Security	\$	132,000.00	\$	9.78
31	Earthwork	\$	4,622.22	\$	0.34
32	Exterior Improvements	\$	22,083.33	\$	1.64
33	Utilities	\$	42,500.00	\$	3.15

Division Cost of Work Subtotal	\$	2,475,406.46	\$	183.36
---------------------------------------	----	--------------	----	--------

Design/Estimating Contingency	7.00%	\$	173,278.45	\$	12.84
Escalation/Inflation	6.00%	\$	158,921.09	\$	11.77

Subtotal	\$	2,807,606.00	\$	207.97
-----------------	----	--------------	----	--------

CM Contingency	3.00%	\$	84,228.18	\$	6.24
----------------	-------	----	-----------	----	------

Cost of Work	\$	2,891,834.18	\$	214.21
---------------------	----	--------------	----	--------

General Conditions	3.00%	\$	96,148.76	\$	7.12
--------------------	-------	----	-----------	----	------

Preliminary Direct Construction Cost	\$	2,987,982.94	\$	221.33
---	----	--------------	----	--------

Owner's Construction Contingency	3.00%	\$	89,639.49	\$	6.64
----------------------------------	-------	----	-----------	----	------

Direct Construction Cost	\$	3,077,622.43	\$	227.97
---------------------------------	----	--------------	----	--------

CM Fee	3.77%	\$	116,026.37	\$	8.59
--------	-------	----	------------	----	------

TOTAL CONSTRUCTION (BASE)	\$	3,193,648.80	\$	236.57
----------------------------------	----	--------------	----	--------

Soft Costs - estimated at 25%	\$	798,412.20
Design Fees Basic Services		
Design Fees Furniture		
Design Fees Programming		
Design Fees Equipment		
Furniture		
Equipment		
TDLR / ADA registration		
Commissioning		
Artwork		
AV/IT		
Permitting Fees		
Owners Contingency		

TOTAL SOFT COSTS	\$	798,412.20
-------------------------	----	------------

OVERALL TOTAL CONSTRUCTION AND SOFT COSTS	\$	3,992,061.00	\$	295.71
--	----	--------------	----	--------



Phase 2 Estimate

SUMMARY

CSI DIVISION

14,154 SF

Schematic Design Estimate

01	General Requirements	\$	160,369.30	\$	11.33
02	Existing Conditions	\$	24,154.00	\$	1.71
03	Concrete	\$	-	\$	-
04	Masonry	\$	-	\$	-
05	Metals	\$	-	\$	-
06	Wood, Plastics and Composites	\$	29,538.60	\$	2.09
07	Thermal & Moisture Protection	\$	7,077.00	\$	0.50
08	Doors and Glass	\$	63,100.00	\$	4.46
09	Finishes	\$	387,183.55	\$	27.36
10	Specialties	\$	53,446.30	\$	3.78
11	Equipment	\$	123,750.00	\$	8.74
12	Furnishings	\$	-	\$	-
13	Special Construction	\$	-	\$	-
14	Conveying	\$	-	\$	-
21	Fire Protection	\$	63,693.00	\$	4.50
22	Plumbing	\$	132,172.50	\$	9.34
23	HVAC	\$	628,553.10	\$	44.41
26	Electrical	\$	473,574.10	\$	33.46
27	Communications	\$	211,055.00	\$	14.91
28	Safety and Security	\$	134,616.00	\$	9.51
31	Earthwork	\$	4,622.22	\$	0.33
32	Exterior Improvements	\$	22,083.33	\$	1.56
33	Utilities	\$	42,500.00	\$	3.00

Division Cost of Work Subtotal	\$	2,561,488.01	\$	180.97
---------------------------------------	----	--------------	----	--------

Design/Estimating Contingency	7.00%	\$	179,304.16	\$	12.67
Escalation/Inflation	4.00%	\$	109,631.69	\$	7.75

Subtotal	\$	2,850,423.85	\$	201.39
-----------------	----	--------------	----	--------

CM Contingency	4.00%	\$	114,016.95	\$	8.06
----------------	-------	----	------------	----	------

Cost of Work	\$	2,964,440.81	\$	209.44
---------------------	----	--------------	----	--------

General Conditions	4.00%	\$	134,747.31	\$	9.52
--------------------	-------	----	------------	----	------

Preliminary Direct Construction Cost	\$	3,099,188.12	\$	218.96
---	----	--------------	----	--------

Owner's Construction Contingency	4.00%	\$	123,967.52	\$	8.76
----------------------------------	-------	----	------------	----	------

Direct Construction Cost	\$	3,223,155.64	\$	227.72
---------------------------------	----	--------------	----	--------

CM Fee	4.00%	\$	133,567.28	\$	9.44
--------	-------	----	------------	----	------

TOTAL CONSTRUCTION (BASE)	\$	3,356,722.92	\$	237.16
----------------------------------	----	--------------	----	--------

Soft Costs - estimated at 25%	\$	839,180.73
Design Fees Basic Services		
Design Fees Furniture		
Design Fees Programming		
Design Fees Equipment		
Furniture		
Equipment		
TDLR / ADA registration		
Commissioning		
Artwork		
AV/IT		
Permitting Fees		
Owners Contingency		

TOTAL SOFT COSTS	\$	839,180.73
-------------------------	----	------------

OVERALL TOTAL CONSTRUCTION AND SOFT COSTS	\$	4,195,903.65	\$	296.45
--	----	--------------	----	--------