

**BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
September 24, 2019**

Members Present: Marie Flickinger, Dan Mims, John Moon, Jr., Erica Davis Rouse

Members Absent: None

Other Trustees Present: None

Others Present: Mike Harris, Joe Hebert, Brenda Hellyer, Steve Hoyt, Bryan Jones, Ann Kokx-Templet, Deborah Paulson, Charles Smith, and Teri Zamora

- I. Dan Mims, Building Committee Chair, called the meeting to order at 3:32 p.m.
- II. Roll call of the Committee members was taken:
 - Marie Flickinger, present
 - John Moon, Jr., present
 - Erica Davis Rouse, present
 - Members absent: None
- III. Approval of Minutes from the August 27, 2019, Building Committee Meeting
 - D. Mims presented the minutes from the August 27, 2019, Building Committee Meeting.
 - A motion was made by E. Davis Rouse and seconded by J. Moon to accept the minutes as presented.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (Discussion led by Bryan Jones)
 - Bond Funds
 - Consideration of Approval to Contract for Construction Manager at Risk for Central Campus Classroom Building
 - This item requests approval to contract with Tellepsen Builders, L.P. (Tellepsen) using the August Board-approved Construction Manager at Risk (CMR) method of procurement for the new Central Campus Classroom Building. Due to the new technology and complexity of this project, a mandatory pre-solicitation meeting for prospective proposers was held on August 14, 2019. The thirteen (13) firms who attended were invited to respond to the Request for Qualifications (RFQ) which is the first phase of the two-step process. Submittals were received from four (4) firms, and evaluations of the submittals were based on criteria published in the RFQ.
 - This action will authorize the award of a contract to build a new Central Campus Classroom Building which will consist of a new, three story mass timber structure classroom building, of approximately 120,000 gross square feet. This new building will contain instructional classrooms, computer and

- robotic labs, lecture halls, administrative offices, student collaboration areas, and support spaces.
- Pending successful contract negotiations, the Construction Manager will provide pre-construction services for a lump sum fee of \$45,000. The construction management fee of 2.4 percent will be applied to the final Cost of Work, which will be confirmed with the Guaranteed Maximum Price (GMP). The estimated Cost of Work is \$35,200,000.
 - Questions were raised by the Committee as to where the thirteen (13) firms who attended the pre-con solicitation meeting were found. C. Smith explained the mandatory pre-solicitation process and noted advertising was placed with the Houston Chronicle, Associated General Contractors, Houston Chapter of the Construction Management Association of America, and the C3 Collaborative. Mr. Smith further explained in depth the pre-solicitation process which included expert guest speakers from the Wood Products Council who discussed mass timber construction and from the Texas Forest Service who described how mass timber construction would positively impact the East Texas and Houston economy. The architect for this project was also present and explained the general plan for the building as well as its sizing and placement on the site. The firms who attended the pre-solicitation were provided specific information as to the College's expectations from the contractors for this project. This pre-solicitation process brought in new firms who had not previously engaged with the College.
 - It is believed the number of the firms submitting proposals was low based on the fact that this is a new technology. Many of the firms are currently engaged in other projects in the lucrative Houston market, and therefore, are not eager to take on a project of this size without past experience using mass timber construction. Due to the newness of the mass timber building technology, the firms who returned proposals on the Classroom Building are providing the College with significantly more staffing than typical to assure the project moves forward successfully and in a timely manner.
 - D. Mims inquired as to whether any of the four (4) bidding firms had past experience with mass timber building. C. Smith gave a mass timber experience biography on each of the four (4) bidding firms. All four (4) firms were aware of the technology and had technical experts on staff.
 - M. Flickinger asked to view the scoring and the pricing that were provided by the four (4) top ranked firms. A. Kokx-Templet provided a copy of the pricing and scores for the committee to review.
- Consideration of Approval to Contract for Underground Electrical Utility Services for Generation Park
 - This item requests consideration to contract with CenterPoint Energy Houston Electric, LLC (CenterPoint) to provide underground electrical utility services necessary to support the Generation Park project.
 - This action will provide the College with electrical power sufficient to operate up to two buildings at Generation Park. CenterPoint's scope of work will include the installation and connection of temporary and permanent electrical services, including wiring and equipment to provide power to the new

building.

- The total expenditure for these services is \$200,200 and will be funded from the 2015 Bond Program.
- Consideration of Approval for Additional Funds for South Campus Longenecker Building (S8) Roof Replacement
 - This item requests additional funds for the contract with Gutier, LLC (Gutier) for the South Campus Longenecker Building (S8) Roof Replacement project.
 - In May 2019, the Board of Trustees approved a contract with Gutier for the South Campus Building (S8) Roof Replacement. After Board approval and commencement of work, demolition of the existing roof membrane revealed unknown conditions resulting in changes to the scope of work. These changes included a discovery that the majority of the roof drains are leaking and require replacement along with a required structural design change in order to accommodate the chilled water pipe rack and the complexities involved in removing the existing roof. The anticipated changes in cost were discussed with the committee last month, but there was no estimate at the time on cost impact.
 - The estimate has been quantified and the estimated expenditure request is \$319,500, which will increase the total contract value to \$1,597,874. This expenditure will be funded from the 2015 Bond Program.
- Operating Funds
 - Consideration of Delegation of Authority of Traffic Controls and Procedures
 - This item was withdrawn for further evaluation.

V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
 - Safety Metrics
 - No significant first aide incidents reported.
 - No near misses reported.
 - Eleven (11) projects under construction.
 - New safety and operational improvements for buildings include, removing most operating equipment from the building roofs and placing them within the building or on the ground to extend the life of the equipment by a factor of two or more years. This process also increases the worker's safety and reduces roof traffic, thereby extending the life of the roof. The College added a visual edge indicator to the new roofs, which serves as a reminder to personnel who are inspecting the roof that they are approaching the building's edge. Fall restraint systems are also being added to the roofs.
 - Schedule Updates
 - The LyondellBasell Center for Petrochemical, Energy, & Technology was completed in August 2019 and had a successful Grand Opening on September 18, 2019.
 - Two (2) weeks ago, Kirksey Architects released their 2019 Construction Cost

update which noted that construction costs are expected to continue increasing for the foreseeable future due to a shortage of skilled labor, slow permit process, and the impact of new energy and storm regulations. The following projects will have a formal recommendation in the near future: Central Campus Classroom Building, Central Campus McCollum Building, North Campus Brightwell Building, and South Campus Jones Building.

- The Bond Program underwent a recent personnel change. Mel Butler, the College's project manager working for AECOM has been reassigned to a new position within AECOM. In the interim, Steve Hoyt, with AECOM, will oversee the Bond projects.
- Progress Updates
 - Central Campus – Welcome Center
 - Windows have been installed and interior finishes are progressing, including doors and office storefronts.
 - Plans for paving are approximately two weeks behind due to weather.
 - Central Campus – Classroom Building
 - A preliminary pricing package was sent to all known mass timber panel producers earlier this month. This pricing package sets the general design parameters for the building and will be used to identify the species of timber that would represent the best value for the project.
 - Mandatory pre-solicitation process is complete for the Construction Manager at Risk (CMR) contract. As previously noted, Tellepsen Builder, L.P. was selected and is recommended to be the contractor of choice.
 - The project team has determined that the College can probably reuse the foundations of the existing Ball and Anderson Buildings, thus proving to be a significant cost savings for the College.
 - North Campus – McCollum Building
 - The Conditions Assessment and Programming Team have completed their first meeting to discuss the McCollum renovation. All mechanical, electrical and plumbing systems will be replaced with systems compatible for the building's future use, which will primarily be classrooms and faculty office space.
 - North Campus – Cosmetology and Culinary Center
 - Masonry is complete.
 - The majority of the windows have been installed and preparations for metal panels are beginning.
 - The new hot and cold water connections to the Central Plant have been made, and cold air is flowing inside the building.
 - Mechanical systems are nearing completion with the first stages of finishes beginning.
 - North Campus – Spencer Building
 - Demolition of existing finishes and systems continue, and new systems are being added.
 - Plans are in design for a cost-effective way of reinforcing the existing concrete masonry unit block walls, which need stabilization.
 - North Campus – Engineering and Technology Building

- Roof installation began in July 2019 and is now completed.
- Window installation and mechanical systems are close to completion.
- Interior walls have been completed and are in need of finishings.
- South Campus – Cosmetology Center
 - Interior insulation and window installation are complete.
 - Mechanical systems are nearing completion.
 - The interior finishes are in their final form, and the College was able to allow our end-users to tour the building.
- South Campus – Longenecker Building (S7, S8, and S9)
 - The first phase is ongoing with reinstallation of systems. Mechanical and electrical systems are being replaced.
 - Interior finishes have begun.
 - The roof replacement has been tedious due to complications with demolition, but visible progress is noted. New tapered insulation and permanent reflective membranes have been added.
- South Campus – Electrical Infrastructure Project
 - Contractors are continuing hydro-excavating buried utilities to expose potential conflicts with their planned routing of a new electrical duct bank for the campus.
 - Infrastructure, walkways, and the courtyard on the east side were protected while cranes were used to set new transformers in the Longenecker Building.
 - Sidewalks have been removed to begin the excavation for the new duct bank.
 - The contractor for the Primary Electrical project will also perform the hydronic system upgrades at South Campus. Work on this project has begun as well.
- South Campus – Domestic Water Upgrade
 - Final direction on this project has been given and will go out to bid in the next month.
- Generation Park
 - The new campus received sixteen (16) inches of rain this past week and was reported to be saturated, but drainage was adequate.
 - Crews from the dirt subcontractor worked throughout the weekend to dry out the site and minimize delays. The slab remained above water. The parking lot that was prepped for concrete is projected to be released to be poured on Wednesday, September 25, 2019.
 - Additional mats were brought in to provide a base for the crane which will be used this week to receive steel structures for the building.
 - This project has three hundred and twelve (312) days remaining until the desired grand opening and the project is sixty-four (64) days behind the original schedule due to weather delays.
- Financial Updates
 - 2008 Bond
 - The following projects will be closing soon:
 1. South Campus - Softball Improvements

2. District Campus - MAC Computer Refresh, Dell Lease Refresh/Bond Comp, System Admin Storage Refresh, CPD Evolve Software, Marketing Printer, Transcripts Solution Lexmark
 - 2015 Revenue Bond
 - This report was presented with no comments.
 - 2015 Bond Program
 - An inquiry was made into the Maritime Fire Program. The cost of the procurement for the Maritime Fire trainer has doubled from approximately \$150,000 to \$300,000. Research is ongoing to assure the best value for the College and to better understand program needs. At this point, the architects have been granted permission to move forward with the design.
 - Generation Park - This report was presented with no comments.
 - Operating Funds (Discussion led by Bryan Jones)
 - Safety Metrics
 - Two minor incidents occurred in August. The first involved a College golf cart and a personal motor vehicle. Reports are not yet completed, but it appears as if the golf cart did not give way to the vehicle. No injuries were reported. The second incident occurred when a College vehicle clipped a trailer, damaging the bumper of the vehicle. No injuries were noted.
 - Schedule Updates
 - The College currently has nine (9) projects in work with fourteen (14) new project requests received.
 - Progress Updates
 - The South Campus Welcome Center renovation will be completed first with the North Campus Welcome Center following. The Welcome Center project will not impact Spring Registration. The project manager is working closely with the campus administrative dean to assure a smooth implementation.
 - The South Campus S8 roof repair and S9 roof pipe support projects are being shared between the College's Bond and Repair and Renovation (R&R) departments.
 - The Ellington EDGE Center which is being funded by a grant is progressing nicely. The flight simulator has been relocated and offices are under renovation with flooring installation and custom access doors.
 - Twenty-five (25) new leaks were noted throughout all campus after the most recent tropical storm. Many of the leaks were caused by windblown water; none resulted in major damage.
 - Financial Updates
 - Repair and Renovation - This report was presented with no comments.
- VI. Status of Delegation Of Authority
- No delegations are outstanding.
- VII. Adjournment – The meeting adjourned at 4:15 p.m.