

BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
February 20, 2024

Members Present: John Moon, Jr., Dr. Michelle Cantú-Wilson, Marie Flickinger

Members Absent: Keith Sinor

Other Trustees Present: None

Others Present: Heidi Cartzendafner, Brenda Hellyer, Carin Hutchins, Bryan Jones, Angela Klaus, Deborah Paulson, Genie Scholes, Charles Smith, and Teri Zamora

- I. In Keith Sinor's absence, John Moon called the meeting to order at 4:01 p.m.
- II. Roll call of the Committee members was taken by John Moon:
 - Marie Flickinger (Ex-officio member), present
 - John Moon, Jr., present
 - Dr. Michelle Cantú-Wilson, present
 - Keith Sinor, absent
- III. Approval of Minutes from the January 18, 2024, Building Committee meeting was completed. Motion was made by M. Cantú-Wilson to accept the minutes and seconded by J. Moon.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (Discussion led by Chuck Smith)
 - Bond Funds
 - Consideration of Approval of Additional Funds for Generation Park Infrastructure
 - This item requests approval for additional funding for Generation Park Infrastructure, including clearing and grubbing, storm sewer and swale, paving, and extension of electrical, water, and data systems.
 - In August 2023, the Board approved the development of a robust Biotechnology training program. A month later, the College engaged Page, Southerland, Page, Inc. to develop the requirements for a Generation Park Central Utility Plant and associated Master Utilities Plan. In October 2023, Pfluger Architects was engaged to evaluate the potential for using the proposed utility plant building to initially support the Biotechnology program.
 - In November, the Board approved the issuance of \$4,000,000 in revenue bonds to fund the Generation Park expansion building and delegated authority to contract for that building in the same amount through Construction Manager-at-Risk (CMR) project #24-10.
 - In January of 2024, Tellepsen Builders, L.P. performed its initial cost estimate for the project. The College continues to work on reducing cost and uncertainty for the building, which priced out at \$4,300,000. Site development requirements were estimated at an additional \$1,800,000. This approach is consistent with the 2015 Bond Program and the original Generation Park

Project where site development requirements were established in parallel with the buildings.

- Approval of this action will increase the funds available for Generation Park expansion and authorize the Chancellor to approve a Guaranteed Maximum Price that includes the Site Development Package, which needs to precede construction of the Center for Biotechnology.
- This request will increase the approved amount by \$1,900,000 for a total of \$5,900,000. Pending Board approval, a total of \$1,900,000 in Interest Earnings will be allocated to fund the required site development activities. This allocation includes the current cost estimate plus contingency.
 - B. Hellyer asked C. Smith if the infrastructure would be needed when we continue developing the campus.
 - C. Smith provided that the original infrastructure serves the east side of the property, and we are building our second building on the west side requiring new infrastructure.
- Consideration Delegation of Authority to Contract for Building C-26 Transformer
 - This item requests approval for delegation of authority to purchase a transformer for Building C-26. In July 2023, the Board approved modification of the electrical systems in Building C-26 to permit the future installation of Level 2 and 3 Electric Vehicle (EV) chargers in support of the College's automotive technician training programs. In January 2024, the first Level 3 charger installation was completed for the Stellantis automotive training program.
 - To provide the additional capacity required to support future chargers for other interested manufacturers, a larger building transformer is required. Due to the lead times on electrical equipment currently a year or longer, the College has elected to use the cooperative purchasing network to procure the required transformer.
 - Approval of this action will authorize the Chancellor or her designee to award a contract to the lowest priced respondent to cooperative pricing inquiry. This will allow the transformer to be placed on order. The estimated delivery date will then be used to sequence the installation date to a time with the least impact on instruction.
 - M. Flickinger asked if 40 weeks was the shortest delivery available.
 - C. Smith stated that one vendor quoted 40 weeks, one quoted 72 weeks, and another quoted 118 weeks.
 - M. Flickinger asked if the transformer was coming from abroad or domestic
 - C. Smith stated that all were being purchased domestically.
- Operating Funds
 - None.

V. Project Updates

- Bond Funds (Reported by Charles Smith)
 - Safety Metrics
 - Zero safety incidents were reported.
 - Schedule Updates
 - The College has six major projects in active construction.
 - C2 – Marcom Renovation

- C3 and C5 – Roof Upgrades
 - C12 – HVAC
 - N6 – Welcome Center
 - S9 – Parking Lot
 - Generation Park Expansion Building
- Progress Updates
1. Central Campus – C2 Marcom Building
 - The C2 Marcom Building renovation is continuing without issue. The terrazzo on either side of the hall has been chipped out and repairs have begun.
 2. Central Campus – C3 and C5 Roof Upgrades
 - In design.
 3. Central Campus– C12 Slocomb Auditorium HVAC
 - Contractors had a pre-solicitation walk of the C12 HVAC replacement project earlier this month.
 - In response to clarification questions and asbestos abatement issues, we have pushed the receipt of proposals back to March 5.
 5. North Campus– N6 Welcome Center
 - The desired revisions were larger than the budget allowed; therefore, we broke them down into prioritized packages.
 - The first package is to reconfigure the financial aid and business office functions to improve their operability. That is in the design aspect.
 - The second project in parallel with the first will be costing out acoustic revisions to the waiting area.
 - The third and fourth components will be based on performance metrics that Student Services is assembling now to determine what those projects should be and suggest justifiable budget limits for the desired scopes.
 6. South Campus – P9 – Parking Lot
 - This project is moving steadily forward.
 - Completing lime stabilization of the added fill.
 - Contractor is beginning to set forms and rebar in preparation for the cement pour.
 - B. Hellyer inquired about the back parking lot which seems to be sinking.
 - C. Smith deferred to B. Jones who stated that the parking lot was repaired 18 months ago and failed due to the most recent drought.
 - C. Smith added that P15 and P16 are not used that much, and he is recommending to not repair those lots until parking lot usage increases.
 - B. Hellyer inquired about possible foundation issues with the Flickinger Fine Arts Building.
 - B. Jones replied that those issues have been addressed and repaired.
 - M. Flickinger asked about post tensioning and if that has been done on any of our parking lots.
 - C. Smith replied post tensioning was conducted on one of the parking lots at the College’s North Campus and it is still holding up. This method was being considered for future projects.
 7. Generation Park – Expansion Building (Biotechnology)
 - Near final versions of the civil, underground utilities, and structural

