

**BOARD BUILDING COMMITTEE  
SAN JACINTO COMMUNITY COLLEGE DISTRICT  
July 22, 2019**

Members Present: Marie Flickinger, John Moon, Jr., and Dan Mims

Members Absent: Erica Davis Rouse

Others Trustees Present: None

Others Present: Bill Dowell, Scott Gernander, Joe Hebert, Deborah Paulson, Angela Klaus, Ann Kokx-Templett, Charles Smith, and Teri Zamora

- I. John Moon, Jr. called the Building Committee Meeting to order at 3:31 p.m.
- II. Roll Call of Committee Members by John Moon, Jr. (Dan Mims was suffering from laryngitis and asked Mr. Moon to assist with leading the meeting.)
  - Dan Mims, present
  - Marie Flickinger, present
  - Members absent: Erica Davis Rouse
- III. Approval of Minutes from May 21, 2019 Building Committee Meeting
  - John Moon, Jr. presented the minutes of the May 21, 2019 Building Committee meeting.
    - A motion was made by Marie Flickinger and seconded by Dan Mims to accept the minutes as presented.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (Discussion led by Charles Smith)
  - A. Bond Funds
    1. Consideration of Approval to Contract with The Brandt Companies, LLC (Brandt) for the South Campus (SC) Chilled Water Infrastructure Upgrades Project.
      - a. This item requests consideration of approval to contract with Brandt for the SC Chilled Water Infrastructure Upgrade. Detailed project plans and specifications were developed by ACR Engineering, Inc. and were used as part of the documentation package required for public solicitation of construction proposals utilizing the Competitive Sealed Proposals (CSP) procurement method.
      - b. This project will replace 8-inch chilled water lines with new 10-inch lines that will provide a 56 percent increase in capacity of the west chiller loop. This project will also include removing the de-commissioned cooling towers behind SC Longenecker Building, completing the circuit between the renovated west chilled water loop and the 12-inch service along Rick Schneider road, and installation isolation valves to facilitate proper repairs when required. The evaluation team determined that the proposal submitted by Brandt was compliant with the specifications and was within the budget. This project is projected to be completed within nine (9) months.
      - c. Discussion was made in regards to why only one bid was received. Public solicitation was taken in accordance with The Texas Government Code, Section

2269.151; however, it was presumed that other contractors were not interested in a small project with high potential liabilities due to congestion in the courtyard.

2. Consideration of Approval to Contract for Programming and Facility Assessment Services for the Central Campus (CC) McCollum Building Renovation.
  - a. This item requests consideration of approval to contract with HKS Architects, Inc. (HKS) for programming and facility assessment services for the renovation of the CC McCollum Building.
  - b. This action will provide a critical first step in the renovation design process by defining the detailed requirements of the program and processes required for new buildings or renovated spaces.
  - c. The McCollum Building was built in 1964 and is the oldest building owned by the College. A meeting with administration and faculty leaders is projected in the near future to develop a plan for repurposing the building for increased classrooms. Discussion was had as to whether it is better to replace versus repurpose the building. It was noted that the foundation is solid, but the mechanical and electrical components of the building need to be modernized and upgraded. This programming and assessment project is projected to cost \$112,500 and expected to take three (3) months to complete, which then allows a better future plan to be developed.
3. Consideration of Approval of Method of Procurement for the Central Campus (CC) Classroom Building.
  - a. This item requests consideration of approval of Construction Manager-at-Risk (CMR) method of procurement for new construction of the CC Classroom Building.
  - b. Plans are underway for new construction of the CC Classroom Building, and programming for this project has been carried out and documented as of August 24, 2017. The use of CMR is designed to include early involvement of the general contractor with the architect and owner to provide a smooth transition to the construction process. This project is projected to cost \$38,684,587.
  - c. No questions were raised.

## B. Operating Funds

1. There were no new Operating Fund approval requests this month.

## V. Project Updates

(Discussion led by Charles Smith)

### A. Bond Funds

1. Safety Metrics – Personnel Injury
  - a. The personnel injury report was presented to the Building Committee, encompassing fourteen (14) projects for June 30, 2019 with 2.5 times more man hours of work since April 2019. The College had one near miss at the North Campus (NC) Spencer Building Renovation when an electrician accidentally grounded a neutral wire and tripped the main breaker to the building. No injuries or damage was incurred. There was one first aid case in which a worker on the South Campus (SC) Engineering and

Technology Building smashed his finger while placing a steel roof deck.

2. Safety Metrics – Property Damage
  - a. There were two (2) property damage incidents noted for this month. Both were on the South Campus (SC) S7 and S9 renovations. Both events, although two (2) weeks apart, involved mason workers who accidentally broke existing water lines.
3. Schedule Updates
  - a. Master Bond Program Schedule
    - Overall the projects are on schedule; however, a revision was made to the Schochler Road realignment to push it back a few months to align with the City of La Porte. The Central Campus (CC) McCollum Renovation was also pushed back a few months to allow time for the proper condition assessment and programming effort. At the South Campus (SC), the proposed Jones Building Renovation has been pushed back to allow some of the current construction to finish before introducing more disruption to the campus.
    - The Central Campus (CC) Davison Building and the CC Classroom Building Renovations were accelerated by a couple months.
  - b. Central Campus – Center for Petrochemical, Energy, and Technology (CPET)
    - The facility is nearly complete with the final touches being added. The last of the furniture is scheduled to arrive within the next few weeks. The faculty has also moved in and is gearing up for fall classes.
    - The first of the Emerson Mobile Instrumentation Trainers are awaiting commissioning.
    - The movers are in the process of unpacking The Glycol Unit Control Room to get it ready for the fall. Integration of donated items is ongoing with substantial completion in July and final completion projected for August 24<sup>th</sup>.
  - c. Central Campus – Welcome Center
    - At the new Welcome Center, the mechanical systems, the roof, and the masonry work are progressing steadily. The installation of windows has begun, and the metal panels will follow.
  - d. Central Campus – Frels Renovation
    - The final work required to turn the building back over to the College is in its final stages and expected to be completed by the first week of August. New flooring is being installed in the area that will serve as the Early College Dining Room.
    - The new bus lanes have been marked and prepared for the first day of school.
  - e. Central Campus - Classroom Building
    - There has been significant amount of activity on the Classroom Building. The project team has had several meetings to work out the technical aspects of the building in order to obtain preliminary pricing from timber component manufacturers.
    - Meetings with the City of Pasadena Building Officials and the Fire Marshall are complete, and the College received enthusiastic support from both.
    - A grant request was submitted to the United States Forest Service for development assistance on this project. The College will host a pre-solicitation symposium for prospective contractors on August 14<sup>th</sup>. The projected start date for this project is

one year from now.

- f. North Campus – Cosmetology and Culinary Center
  - Waterproofing of this building is complete. Windows have been installed and the exterior insulation is being applied before the brick work begins.
  - Inside the building, sheetrock, electrical, and mechanical systems are advancing smoothly.
  
- g. North Campus – Underground Utility Tunnel
  - The tunnel project is almost 100 percent complete with one minor concern being addressed. The tunnel should be poised for another twenty (20) to forty (40) years of dependable service.
  - The temporary pipe used to keep the chilled water flowing during the renovation has been shipped to the College’s South Campus (SC) for use during the utility projects. This project is now closed.
  
- h. North Campus - Burleson Building
  - The new elevator in Burleson was installed and is now operational.
  - The new cafeteria is nearly ready to serve the GPISD students.
  - The west lobby will be the only unfinished section of the building when the Galena park students arrive mid-August. The windows in the west lobby required replacement and because of its arch feature, are custom items. They will not arrive for another few weeks.
  
- i. North Campus – Spencer Building
  - Demolition and asbestos abatement are underway at the Spencer Building. It was discovered that the original walls are completely unreinforced and therefore, the engineers are designing reinforcements by adding framing above the doorframes. At this time, the College is evaluating the cost of replacing walls versus reinforcing.
  - There is a need to remove both an old cupola that is located at the top of the Spencer Building and a deteriorating iron spiral staircase located in that copula. The tower and staircase are considered to be a liability and of little future value to the College. It is proposed that this area should be converted into a student study space.
  - Approval was granted by the Board after clarification was given regarding maintaining access to the roof after the cupola and staircase are removed.
  
- j. South Campus – Cosmetology Building
  - Pre-cast panels have been installed and the courtyard shade structures have been erected.
  - The interior mechanical systems are nearing completion and the walls are being built.
  - The roof is of biggest concern at this time. It was discovered that the materials used are defective, and the sub-contractor and the membrane manufacturer are working with the insulation vendor to rectify the problem. The problem will be resolved with no additional cost to the College.
  
- k. South Campus – Longenecker Renovation
  - Repairs to masonry for the first phase of this project are nearing completion.

- The structural mezzanine required to support the new air handlers is now complete.
  - Demolition of the existing roof will begin next week and re-roofing and replacing of existing skylight with new clerestory should be completed in late September 2019.
  - Phase one (1) is expected to be complete by early next spring (2020).
- l. South Campus – Primary Electrical Upgrade
    - The chilled water and drinking water project is underway. Confirmation of location and routing of known buried systems is complete.
  - m. South Campus – Jones Building
    - The Facility Condition Assessment and concept treatment for extending the life of the building by 35 more years is complete.
  - n. South Campus – Academic Building Renovation (S-7, S-8 and S-9)
    - Sprinkler work is complete and ceiling tiles are re-installed.
    - Permits with the City of Houston require the College to reroute and inspect fire lines to S7, S8 and S9. S7 has been completed with S8 and S9 to follow. The remaining work should be completed by the end of September 2019. Due to the fire line rerouting, there will be construction at the entrance; however, there are five other operational entrances to the building.
    - The elevator was installed and the dining rooms are nearing completion with projected completion in time for the high school students to start school in mid-August with no major issues.
  - o. College Wide – Generation Park
    - The drainage canal and outfall box have been constructed with a large enough pipe to drain 25 acres.
    - The footings and plinths are constructed, and work is beginning on the first-floor slab in an effort to have it completed before steel arrives in August 2019. There are 368 days remaining for completion, which includes seven (7) days of float.
  - p. College Wide – Maritime
    - Pre-cast panels have been installed and the courtyard shade structures have been erected.
    - Resolution of outstanding regulatory questions for the outdoor fire trainer installation should be resolved this week, allowing that design to progress. Fire Training classes will start in mid-August 2019.
4. Financial Updates
    - a. 2008 Bond
      - 1.1 percent of the 2008 Bond Funds remain unspent.
      - Of the remainder, principle projects include the North Campus (NC) Welcome Center Reconfiguration which is postponed indefinitely and the South Campus (SC) Welcome Center Reconfiguration was moved to late fall per the Boards request.
      - Wayfinding signage is in design.
      - Renovations to the District Administration Buildings are nearing completion.
      - The Science Park project is still under review.

- a. 2015 Revenue Bond
  - The 2015 Revenue Bond is fully committed with only Generation Park as the active project.
- b. 2015 Bond
  - 46 percent of the 2015 Bond proceeds have been encumbered or spent and it is projected that the number will rise to 56 percent once the GMPs for North Campus (NC) Spencer, Brightwell, Wheeler (SBW) and Generation Park have been signed.
- c. Generation Park
  - Most of the funds spent to date have come from the sale of the Middlebrook property.

## B. Operating Funds

1. Safety Metrics
  - a. One near miss was noted in which an employee stepped down off a scissor lift and twisted his knee. This was converted to a lost time injury in July when the employee underwent surgery.
2. Schedule Update
  - a. Minor projects were pushed to the end of the year due to absorption of the S8 roofing project into the bond budget which meant that many of the projects were started in January.
3. Financial Reports
  - a. Work order productivity, spares inventory, customer satisfaction, and custodial cost are all trending normal while utilities expense increased by 8.5 percent which is actually light for this time of year.

## VI. Status of Delegated Authority

- A. An updated report on status of delegation of authority was presented with no comments.

## VII. Adjournment – The meeting was adjourned at 4:03 p.m.