

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

Members Present: Dan Mims, Erica Davis Rouse (present by phone)

Members Absent: Marie Flickinger and John Moon, Jr.

Other Trustees Present: None

Others Present: Randi Faust, Scott Gernander, Mike Harris, Joe Hebert, Brenda Hellyer, Karen Irving, Mini Izaguirre, Bryan Jones, Angela Klaus, Ann Kokx-Templett, 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, not present
 - John Moon, Jr., not present
 - Erica Davis Rouse, present by phone
 - Members absent: Marie Flickinger and John Moon, Jr.
- III. Approval of Minutes from the September 24, 2019, Building Committee Meeting
 - D. Mims presented the minutes from the September 24, 2019, Building Committee Meeting.
 - A motion was made by E. Davis Rouse and seconded by D. 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 Bryan Jones)
 - Bond Funds
 - Consideration of Approval of Method of Procurement for Maritime Expansion
 - This item requests approval to use the Competitive Sealed Proposal (CSP) methodology for the Maritime and Fire Technology Programs Expansion project.
 - The board approved the relocation of the Fire Protection Technology Program to the Maritime Campus and expansion of the Maritime Program Fire Fighting capabilities in March 2019. The procurement package will include the specifications and plans prepared by IBI Architects from which interested firms can prepare their proposal in response to the solicitation issued in accordance with the Texas Government Code, Section 2269.151.
 - This action will provide the mechanism to allow the College to publicly solicit, select, and procure construction services to complete the Maritime and Fire Protection Expansion project.
 - The estimated cost of construction for this project is \$1,100,000. These

- expenditures will be funded from the 2015 Bond Program. Solicitation and construction of this project is estimated to be completed by August 2020.
- No questions or comments were noted.
- Consideration of Approval to Purchase Modular Fire Trainer
- This item requests consideration to purchase a modular fire trainer from Safeware, Inc. for the Maritime and Fire Protection Technology programs.
 - The Board approved the relocation of the Fire Protection Technology Program to the Maritime Campus in March 2019. The next phase of the project is the purchase and installation of a modular fire trainer. This-trainer will completely support the training needs of five current United States Coast Guard and International Convention on Standards of Training, Certification and Watchkeeping for Seafarers approved maritime courses.
 - The modular fire trainer will provide real, on-location firefighting training for Maritime and Fire Protection Technology students and may allow for an increase in the level of corporate training conducted. Providing an on-campus fire training option will ease the logistical burden of transporting students to and from a fire field and also reduce the cost of fire field rentals currently required for this type of realistic skills training for the Maritime program.
 - D. Mims inquired as to whether the students would have access to the modular fire trainer. B. Hellyer confirmed that the maritime and fire students will both have access to the proposed modular fire trainer that will built on the College's Maritime Campus.
 - B. Hellyer noted that the scope of work for this simulator has increased slightly to give both the Fire Protection and Maritime Training Center more of what they need for future training; therefore, the board should expect a slight budget increase request in the near future. C. Smith explained that there was some confusion in the process of receiving quotes. Maritime knew they needed a two story simulator for the College's fire program; however, the vendor displayed a mockup of a two-story building, but provided a quote for a single story building. When the error was discovered, the College went back to the vendor and a correction was made which increased the price for the building.
 - D. Mims asked if the increased cost was only for the simulator. C. Smith confirmed that the entirety of the cost increase is for the simulator portion of the job only.
- Consideration of Approval for Method of Procurement for CPET Extended Site Development
- This item requests approval to use the Competitive Sealed Proposal (CSP) methodology for completion of the Central Campus Center for Petrochemical, Energy, and Technology (CPET) Extended Site Development project.
 - The Central Campus site master plan includes a new access road connecting Fairmont Parkway with the College's new LyondellBasell CPET facility. With completion of the main building and commencement of instruction, resources are available to be allocated to complete the extended site development project. The procurement package will include specifications and plans prepared by Brooks and Sparks, Inc. from which interested firms

- can prepare their proposal in response to the solicitation issued in accordance with the Texas Government Code, Section 2269.151.
- This action will provide the mechanism to allow the College to publicly solicit, select, and procure construction services to complete the construction of the proposed access roadway. The estimated cost of construction for this project is \$500,000. These expenditures will be funded from the 2015 Bond Program. Solicitation and construction of this project is estimated to be completed by July 2020.
 - D. Mim's inquired as to whether the addition of the site development would service other buildings on the campus. C. Smith explained that the CPET Extended Site Development will provide two lanes of traffic off of Fairmont Parkway onto the College's Center Campus, thus providing a more efficient flow of traffic to service all buildings.
- Consideration of Approval of a Contract for Direct Digital Controls Network Upgrades, Package IV
- This item requests approval to contract with Siemens Industry, Inc. (Siemens) to provide equipment and installation for Package IV of a building automation and energy management system upgrade project.
 - The College's direct digital control (DDC) system provides two primary benefits. The first is to allow remote electronic control of air conditioning and other critical utility systems across all campuses from any location via an internet connection. This saves labor, time, and expense by eliminating the need for College personnel to travel to each building or plant location to make operational corrections. The second benefit is the ability to balance building comfort with minimal energy usage. This would be essentially impossible without a central DDC system.
 - The installation and upgrades to the DDC system will be completed by Siemens, as they are the sole supplier for the building automation system currently installed in the campus buildings and they are the only authorized provider of upgrade services to the system.
 - The scope of this project includes physical components and upgrades to the DDC systems at South Campus Buildings S7, S9 and S11. The targeted locations undergoing repairs were identified as being either outdated or working at restricted capacity. The proposed upgrades will provide the necessary control capacity required to allow the system to operate at its optimum performance. This expenditure has been budgeted for and will be funded from the 2015 Bond program.
 - This item was presented without any questions.
- Consideration of Approval to Purchase Laundry Equipment for North and South Campus Cosmetology Centers
- This item requests approval to purchase of laundry equipment required for the new cosmetology centers on North and South campuses.
 - The 2015 Bond Program includes new cosmetology facilities at the North and South campuses. New facilities require program-specific equipment relevant to the student courses housed within the buildings. Washers and dryers are required in the cosmetology programs to dry towels and other washable items

used in the courses. The laundry equipment will be purchased from Scott Equipment utilizing the BuyBoard cooperative contracts program, Contract Number 518-16.

- This item was presented without any questions.
- Consideration of Approval of Guaranteed Maximum Price for Central Campus Davison Renovation
 - This item requests authorization for the Chancellor or her designee to approve a Guaranteed Maximum Price (GMP) for renovation of the Central Campus Davison Building. During review and negotiation of the full GMP, the administration recommends approval to issue a Limited Notice to Proceed.
 - In September 2019, the Board approved a contract with Brookstone, LP for Construction Manager-at-Risk (CMR) services for project 19-29, Central Campus Davison Renovation. Brookstone is currently providing preconstruction services, including constructability and cost estimating services to the owner and design team.
 - Due to an accelerated schedule for this project, Brookstone is initiating the abatement of hazardous materials coincident with solicitation of bid packages for the larger renovation. In order to advance construction in accordance with the timeline approved by the Board of Trustees, a Limited Notice to Proceed with work valued at up to 20 percent of the budgeted construction value will be issued while the GMP is being negotiated and finalized.
 - Approval of this action will authorize the Chancellor to approve the GMP for this project and allow work to begin on abatement and demolition of selected portions of the Davison Building while solicitations are in progress for the remaining work.
 - E. Davis Rouse inquired as to whether there was a timing issue which initiated the Delegation of Authority request. C. Smith explained that the Central Campus Davison renovation is step one in a series for the Central Classroom Building timeline. The Davison renovation project must be completed before the Anderson and Ball Buildings undergo demolition to create space for the new Classroom Building. Asbestos abatement and demolition is projected to begin on the Davison Building on November 18, 2019. With a Delegation of Authority in place, the College will not have to delay the project start date if the contractor does not get their Gross Maximum Price (GMP) submitted to the College in time for asbestos abatement to begin.
 - D. Mims asked if the price quoted was in line with what was originally budgeted. C. Smith confirmed that the pricing is in line with the original approved budget.
- Operating Funds – No Requests

V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
 - Safety Metrics
 - One (1) property damage was reported at the South Campus while they were excavating for the Primary Electric project when one of the back hose hit a sanitary sewer line and exposed it.

- No near misses or first aid incidents were reported
- Schedule Updates
 - The majority of the Bond projects remain on schedule with the exception of Generation Park. The Generation Park project has been slightly delayed by 3.5 weeks due weather and the late shipment of steel. The construction team is continuing to work to meet the August 2020 deadline.
 - Twelve (12) Bond projects are currently open. The North Campus Utility project was re-opened for grout injection repairs adding extra man hours to the project. During the month of September 2019, the College exceeded one million man hours for the 2015 Bond program.
- Progress Updates
 - Central Campus – Welcome Center
 - The construction team is making rapid progress of the finishes in the lobby, restroom interiors, roadway and sidewalks. The screens arrived for the front of the building and are being installed this week.
 - Central Campus – Classroom Building
 - Tellepsen has officially joined the Classroom Building project and the team is continuing to explore refinements to the conceptual design.
 - The asbestos abatement and demolition phases of the Davison renovation are scheduled to begin November 18, 2019. In order to clear the ground for the Classroom Building, the Davison renovation will have to take place before the Anderson and Ball demolition can begin. The goal of the College is to complete the Davison renovation by August 2020.
 - Central Campus – McCullum Building
 - Programming for the proposed McCollum renovation began with the initial stakeholder focus meetings which was held, October 22, 2019.
 - North Campus – Cosmetology and Culinary Center
 - Exterior finishes are nearly complete and preparations are being made for site paving.
 - Inside mechanical and electrical systems are near completion. Finishes are well underway and some of the spaces are beginning to be recognizable as useful for instruction.
 - North Campus – Spencer Building
 - Wall reinforcement is in process and allowing additional construction work to progress seamlessly.
 - The new hot and cold water systems are nearing completion and the new duct work is mostly in place.
 - The new classroom walls are beginning to be erected.
 - South Campus – Engineering and Technology Building
 - Construction is progressing nicely with the open concept of a collaborative work space (makerspace) which offers a nice view of the Science Building. Exposed concrete columns are noted on the second floor and a quarter circle staircase was installed this past weekend.
 - The mechanical, framing and drywall systems are all advancing on schedule. The students will have a nice attractive study lounge on the second floor with a campus view.

- South Campus – Cosmetology Center
 - Drywall has been installed and is in the process of being floated.
 - Windows have been installed.
 - End-users have been introduced and offered critiques of the mock-ups of the instructional space before issuing final fabrication instructions.
- South Campus – Longenecker Building (S7, S8, and S9)
 - The first phase of the project is underway and systems continue to be re-installed.
 - The second phase has begun with complete replacement of the restrooms in the North end of the building.
 - The roof is still under construction. The old asphalt insulation is being removed, roof drains are being installed, parapet walls are being waterproofed and the pipe supports which are required for the Chilled Water project are progressing nicely.
 - The roofing project was delayed due to weather, but the contractor worked hard to get the project back on schedule in order to keep the price down for the College.
- South Campus – Electrical Infrastructure project
 - The project is progressing as projected with a concrete pour of elevated bases for the new medium voltage sectionalizer, transformer, and switchboard located near the S7 pump house.
 - The utility trench from the courtyard to El Franco Lee is now partially filled. This portion of the project has been very complex due to the soft earth requiring the trench to be shored before utility work could be done.
 - Pipes for the Chilled Water project were laid at the same time as the electrical and data conduits in order provide cost savings.
 - A series of radio beacons were left underground to help future maintainers find the lines. The new circuits were turned on and the walkways were poured.
 - The old pole mounted electrical systems will be removed from the courtyard in the near future.
- South Campus – Chilled Water Infrastructure project
 - This project is just getting started. Brandt and San Jacinto College Facilities Services personnel are investigating existing dimensions, conditions, and settings as preparatory to the first round of shutdowns.
 - Necessary equipment and piping are on order and actual site work is expected to begin during the first week of November, 2019.
 - Advertising for solicitation of vendor's bids is projected to begin on November 8, 2019.
- Generation Park
 - Sixty percent of the parking area has been poured with concrete.
 - Nearly all of the steel work on the building has been completed and the second floor of the building now has cement flooring. Miscellaneous steel will be tightened up this week and next week they will start erecting exterior walls. This project is running 3.5 weeks behind schedule due to weather and steel delays; however, the construction team has been

working 7 days a week to meet the projected August 2020 date for completion.

- Financial Updates
 - 2008 Bond - This report was presented with seven projects noted that will be closed before the next board meeting. The projects noted are essentially closed with no more charges going towards these projects.
 - 2015 Revenue Bond – No significant changes except to note that the remaining funds were transferred to the Generation Park project.
 - 2015 Bond – This report was presented with no comments.
 - Generation Park - This report was presented with no comments.
 - Operating Funds (Discussion led by Bryan Jones)
 - Safety Metrics
 - One (1) incident occurred last month when an employee driving a golf cart collided with a private vehicle injuring one employee.
 - One (1) minor incident was noted this month when an employee suffered a scrape requiring minimal first aid.
 - Schedule Updates
 - The report was presented with no comments.
 - Progress Updates
 - 2 (two) closed Request for Facility Services (RFS) were noted.
 - 12 (twelve) open RFS are in progress.
 - Financial Updates
 - Repair and Renovation - This report was presented with no comments.
- VI. Status of Delegation Of Authority
- An updated report on status of delegation of authority was presented with no comment. All delegated items have now been completed.
- VII. Adjournment – The meeting Adjourned at 3:58 p.m.