

SAN JACINTO COLLEGE DISTRICT
Building Committee Meeting
April 23, 2019

Members Present: Dan Mims & John Moon, Jr.

Members Absent: Marie Flickinger & Erica Davis Rouse

Others Trustees Present: None

Others Present: Bill Dowell, Scott Gernander, Mike Harris, Joe Hebert, Brenda Hellyer, Mini Izaguirre, Bryan Jones, Angela Klaus, Ann Kokx-Templet, Deborah Paulson, Charles Smith, Teri Zamora, Allatia Harris

- I. The meeting was called to order at 3:32 p.m. by Dan Mims.
- II. Roll Call of Committee Members by Dan Mims.
 - a. John Moon, Jr., present
 - b. Marie Flickinger, absent
 - c. Erica Davis Rouse, absent
- III. Approval of Minutes from March 26, 2019 Building Committee Meeting
 - A. Dan Mims presented the minutes of the March 26, 2019 Building Committee meeting. A motion was made by John Moon, Jr. to accept the minutes as presented. Dan Mims seconded the motion. The minutes were approved as presented.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (Discussion led by Bryan Jones)
 - A. Bond Funds
 1. Consideration of Approval to Contract for South Campus S-8 Roof Replacement
 - a. This item requests consideration to contract with Gutier, LLC (Gutier). A request for Competitive Sealed Proposals (CSP) was issued to procure services for this project. Six (6) responses were received and evaluated. The two (2) highest ranked firms were interviewed, and due to the difference between price proposals, Gutier's proposal was determined to provide the best overall value to the College.
 - b. Questions were expressed in regards to Gutier as a new contractor and the fact that its bid came in lower than the other responders, thus causing concern that additional expenses might be incurred. It was acknowledged that this issue was a concern during the evaluation process and was addressed with the contractor. During this time, they were given an opportunity to assure that their bid was complete.
 2. Consideration of Approval to Contract for South Campus Electrical Upgrades
 - a. This item requests consideration of approval to utilize Brandt Companies, LLC (Brandt) for the South Campus electrical infrastructure project. This project will

replace the main electrical power feed into the campus. A Competitive Sealed Proposal (CSP) procurement method was used and four (4) responses were received and evaluated. It was determined that the proposal presented by Brandt would bring best value for the College.

- b. Brandt was the highest ranked contractor and presented a substantially lower price. The price was discussed. It was noted that Brandt has worked on several projects for the College and has been responsive in the past. It was also noted that they were given the opportunity to assure their bid was accurate.
3. Consideration of Approval of Method of Procurement for South Campus Jones Building Renovation
 - a. This item requests consideration of approval of the Construction Manager-at-Risk (CMR) method of procurement for the South Campus Jones Building renovation.
 - b. The CMR method has proven to be an effective procurement methodology that accommodates flexibility in scope development while maintaining control of risk and assures delivery of good value.
4. Consideration of Approval of Method of Procurement for Access-Security Vehicle Gates
 - a. This item requests consideration of approval of the Competitive Sealed Proposal (CSP) methodology to procure access-security vehicle gates on all campuses. The CSP methodology has proven to be an effective procurement method for projects of this size and complexity.
 - b. The proposed security gates will be similar to the ones already installed on the North Campus.
5. Consideration of Additional Funds for Architectural Services for Central Campus Davison Building Renovation.
 - a. This item requests consideration of approval of additional funds for acoustic and related technical consulting services prior to building the new recording studio in the Central Campus Davison Building. Kirksey Architects has a proven track record for acoustics design and was approved by the Board in March of 2019 as the architect for the renovation of the Davison Building at Central Campus.
 - b. The approval of this additional fee will ensure that acoustic analysis is performed, and any required acoustic design services will be added to the scope of work and existing contract for services.
6. Consideration of Approval of Additional Funds for Architectural Services for 2015 Bond Projects
 - a. This item requests consideration of approval for additional funds, in the amount of \$138,461 for architectural services provided by Huitt-Zollars, Inc. (Huitt-Zollars) for 2015 Bond projects. Huitt-Zollars was awarded architect services for the following projects: North Campus Cosmetology-Culinary Center, South Campus Cosmetology Center, and South Campus Jones building renovation. Due to added services and reimbursable expenditures incurred on these projects, approval of

additional funds is needed to complete all of the required components of architectural services for these projects.

- b. Additionally, it is proposed that Huitt-Zollars provide architectural services for the design of a new parking lot adjacent to the new South Campus Cosmetology Center. These services were not previously anticipated, as the original plans were only to repair the existing parking lot, but construction of a new parking lot has been determined to be a better value for the College.
 - c. The additional funds requested are within the established project budget, and the components of architectural services are within the approved architectural rate schedule. This approval is required only for expenditure authorization.
7. Consideration of Approval for Additional Funds for Civil Engineering for South Campus Domestic Water Upgrades
- a. This item requests approval for additional funds for engineering services provided by IDCUS for the upgrade of the domestic water system at the South Campus. The original requested amount was estimated based on the size of the project. However, a detailed scope review revealed the complexity of the installation, as well as the need to phase the work for inspection purposes. These factors brought about the need for additional funding in order to execute the consultant's contract.
 - b. The request is for an additional \$71,000 bringing the project to a total of \$153,000. This expenditure will be funded by the 2015 Bond Program.
 - c. Discussion - Questions regarding the need for additional funds and potential impact on students and employees were raised. Discussion ensued concerning the complexity, sensitivity of the piping, and phasing of the work needed to complete this job. All phases of work will be fully compliant with environmental and safety protocols.

B. Operating Funds

1. Consideration of Approval for Job Order Contracting
 - a. This item requests consideration to approve the use of Job Order Contracting (JOC) services from Millennium Project Solutions, Inc. (Millennium) to provide repairs and minor construction services. Millennium has a contract through the Choice Partners cooperative contracts program to provide JOC construction services and complies with the competitive procurement requirement of the Texas Education Code.
 - b. Approval of this request will allow the College to engage Millennium for repairs and minor construction projects on an as needed basis. Anticipated upcoming projects include demobilizing from the Highway 225 Training Annex Building and the South Campus Softball punch list completion.
 - c. This request provides expenditure authorization in an amount not to exceed \$125,000. Currently, it is projected that two projects will be needed with each estimated to cost approximately \$35,000.

2. Consideration of Approval to Contract for College Accessibility Assessment Study
 - a. This item requests consideration to approve a contract with Collaborate Arch, LLC (Collaborate) to provide architectural design services to conduct a facilities accessibility study for all College buildings and campuses.
 - b. The last formal accessibility study performed at the College was in 2010. Since that time, the College has undergone significant renovations and other changes to buildings and campuses. These findings will be assessed and utilized in order to develop a compliance plan. The proposed fee will not exceed \$115,000.

V. Project Updates

A. Bond Funds

(Discussion led by Charles Smith)

1. Safety Metrics

- a. The personnel injury statistics were presented to the Committee, encompassing thirteen (13) projects for March 2019. We also incurred three (3) minor incidents requiring first aid. All of these events were due to worker's inattention. The first occurred at North Cosmetology in which a worker strained his back while moving a scaffold board. The second was an Austin employee at the Center for Petrochemical, Energy, and Technology (CPET) Glycol Unit who tripped over tools, and the third incident occurred when a worker at Engineering and Technology inadvertently cut his leg while opening a concrete form carton. All injured personnel have returned to work.

2. Schedule Updates

- a. The projects are on schedule.

3. Progress Updates

- a. Central Campus – Petrochemical Energy and Technology (CPET)
 - i. The project is underway as scheduled with interior finishes, windows, carpet and doors being installed. Specialty finishes are nearing completion. Furniture is anticipated to be moved into the building within sixty (60) days, barring unforeseen circumstances. A question was raised about the Fire Marshal approving the process simulation lab ("glass lab") in time for early occupancy. It is believed that this will be possible.
 - ii. The Hunter explosion proof building has been installed at the Glycol Unit (Process Plant for CPET). Work continues inside the building with installation of associated equipment and instrumentation.
- b. Central Campus – Welcome Center
 - i. This project is progressing rapidly, with foundation completed, wall frames installed, and exterior framing underway. The second floor slab has been poured and is being cured.

c. Central Campus – Frels Renovation

- i. Pasadena's Early College High School has moved to the third floor and

renovation is being carried out on the second floor. Completion of the second-floor work is expected early next month.

- d. North Campus – Cosmetology and Culinary Center
 - i. The structural steel is complete, interior masonry walls for the kitchen areas are complete, and interior utilities are progressing well.
 - ii. The use of directional drilling under the petroleum pipeline easement has saved the College approximately \$90,000. This project is moving forward with four of the intended six conduits already installed.
- e. North Campus – Underground Utility Tunnel
 - i. The tunnel project is nearing completion with all systems being tested and piping insulated. Crews are removing all debris associated with decommissioned systems. All new piping installed is polypropylene, which will not corrode and is easier to maintain. The insulation has also been upgraded to a foam glass. This type of insulation is essentially unaffected by moisture. Additional valves have been installed to allow individual buildings and sections of the piping system to be isolated for service.
- f. North Campus - Burleson Building
 - i. Second floor improvements were approved by the Fire Marshal. Upgrades to the ground floor will begin this week. It was discovered that the concrete piers for the new elevator tower are below specified strength and are being replaced. Corrective action is being carried out by the contractor at no cost to the College.
- g. South Campus – Engineering and Technology Building
 - i. Rapid progress has been made with pre-cast panels and erection of structural steel. A problem was encountered with the concrete flooring in this building. It was intended that the floor would be stained and polished. However, premature failure of the slab carton forms contributed to the occurrence of cracks in the surface of the foundation. Although the structural integrity of the slab is unimpaired, the floor will require cosmetic improvements. Alternative solutions are being considered.
- h. South Campus – Cosmetology Building
 - i. The Cosmetology Building project has been delayed due to delivery of embed angles and wet weather.
- i. South Campus – Longenecker Renovation
 - i. The construction permit for this project was issued recently. Revisions to the electrical and air conditioning systems are concluding, which will allow for walls to be re-installed.
- j. South Campus – Primary Electrical Upgrade
 - i. Primary electrical power system upgrades and the design of the replacement domestic water system have been submitted. These projects will move forward with Board permission.
- k. South Campus – Academic Building Renovation (S-7 & 9)

- i. This project is progressing with the walls for the new dining area in S-9 taking shape. The elevator shaft in S-7 is now structurally complete.
- l. College Wide –
 - i. Access Gates - Thirteen (13) access gates will be installed at Central Campus and eight (8) gates will be placed at the South Campus. The addition of these gates will allow the College police to restrict access to the College as needed.
 - ii. Generation Park – This project is one (1) month behind schedule due to a delay in receiving a permit from Harris County and inclement weather. We are projecting all the work to be completed within the next three-hundred sixty four (364) days, which is consistent with the original target date. Bids were received last week for the 100% Design Development (DD) package and those fell within the range of our expectations. Due to continued moisture issues at this location, the parking lot will be installed before beginning the building. This will provide a parking and staging area while construction is underway.
- 4. Financial Updates
 - a. 2008 Bond
 - i. This report was presented with no comments.
 - b. 2015 Revenue Bond
 - i. This report was presented with no comments.
 - c. 2015 Bond
 - i. This report was presented with no comments.
 - d. Generation Park
 - i. This report was presented with no comments.
- B. Operating Funds
(Discussion led by Bryan Jones)
 - 1. Safety Metrics
 - a. This report was presented with no comments.
 - 2. Schedule Update
 - a. This report was presented with no comments.
 - 3. Progress Updates
 - a. Central Campus – Transportation Center
 - i. A project is underway in the multi-purpose room which will improve the acoustics of the space.
 - b. South Campus - Softball Dugouts
 - i. Dugouts have been completed.
 - c. College Administration – District
 - i. District Administration Building A-1 is under renovation with a projected completion date of August 2019.

4. Financial Reports
 - a. This report was presented with no comments.

- VI. Status of Delegated Authority
 - a. This report was presented with no comments.

- VII. Adjournment – The meeting was adjourned at 4:18 p.m.