

SAN JACINTO COLLEGE DISTRICT
Building Committee Meeting
March 26, 2019

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

Members Absent: None

Others Trustees Present: None

Others Present: Bill Dowell, Scott Gernander, Mike Harris, Joe Hebert, Mini Izaguirre, Bryan Jones, Angela Klaus, Ann Kokx-Templett, Deborah Paulson, Janet Slocum, Charles Smith, Teri Zamora

- I. The meeting was called to order at 3:30 p.m. by Dan Mims.
- II. Roll Call of Committee Members by Dan Mims.
 - a. John Moon, Jr., present
 - b. Marie Flickinger, present
 - c. Erica Davis Rouse, present
 - d. Members absent: None
- III. Approval of Minutes from February 19, 2019 Building Committee Meeting
 - A. Dan Mims presented the minutes of the February 19, 2019 Building Committee meeting. A motion was made by John Moon, Jr. to accept the minutes as presented. Marie Flickinger 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 of Additional Funds for Moving Services
 - a. This item requests consideration of approval for additional funds for A-Rocket Moving and Storage to provide moving services for the 2015 Bond program.
 - b. The Board approved the original contract with A-Rocket in August 2016.
 2. Consideration of Approval to Contract for Commissioning Services for South Campus Longenecker Building
 - a. This item requests consideration of approval to authorize ACR Engineering, Inc. (ACR) to provide mechanical, electrical and plumbing (MEP) systems commissioning services necessary to support the South Campus Longenecker Building renovation project.
 - b. ACR was included in a pool of recommended technical professional consultants developed for use in November 2016.

3. Consideration of Approval of Method of Procurement for Central Campus Davison Building Renovation
 - a. This item requests consideration to approve the Construction Manager at Risk (CMR) method of procurement for the Central Campus Davison Building renovation.
 - b. The CMR method has proven to be an effective procurement methodology that accommodates flexibility in scope development.

4. Consideration of Approval of Method of Procurement for Campus Monument Signs
 - a. This item requests consideration to approve the Competitive Sealed Proposal (CSP) method of procurement for the construction of new Central, North and South Campus monument signs.

 - b. Discussion
Questions were asked regarding what type of signs were proposed. The new signs are designed as monolithic with masonry veneer and no moving illuminated display. The signs will have exterior illumination only.

5. Consideration of Approval to Purchase Lab Casework for Central Campus Center for Petrochemical, Energy and Technology
 - a. This item requests consideration of approval to purchase lab casework and related furniture from Academic Specialties, Inc. for the Central Campus Center for Petrochemical, Energy and Technology (CPET) facility.

 - b. The chosen vendor has a contract awarded through the Texas BuyBoard cooperative.

6. Consideration of Approval to Purchase Electrical Training Equipment for Central Campus Center for Petrochemical, Energy and Technology
 - a. This item requests consideration of approval to purchase electrical training equipment from Advanced Technologies Consultants, Inc. and Future Tek, Inc. for the Central Campus Electrical Technology program.

 - b. This purchase is designed to provide students access to state of the art training, serving both credit students and incumbent workers.

7. Consideration of Approval to Contract for South Campus Welcome Center Renovation
 - a. This item requests consideration of approval to approve a contract with Construction Masters of Houston, Inc. (Construction Masters) to renovate the South Campus Welcome Center.

 - b. Discussion
Questions regarding the construction schedule and potential impact on students and employees were raised. Discussion ensued concerning the phasing of the work and how this would impact the busy enrollment periods. It was proposed that the College should evaluate the construction schedule and consider a start time offering less impact to student registration.

B. Operating Funds

1. Consideration of Approval of Additional Funds for Architect Services for Roof Replacement of the South Campus Longenecker Building
 - a. This item requests consideration to approve additional funds for Collaborate Architects, LLC (Collaborate) to provide architectural design services for the South Campus Longenecker Building (S-8) Roof Replacement Project.
 - b. Discussion was held regarding the increase in forecast cost. It was explained that the building had originally been used as a science building and the roof had many penetrations for exhaust equipment as well as a skylight. Additionally, it was discovered that the roofing material currently in place contains asbestos and requires specific handling and disposal procedures.
 - c. C. Smith explained details of the proposed new roofing system and its history of usage. This type of roof has been available in the industry for about 40 years and has proven to be a long-lasting product.
2. Consideration of Approval of Method of Procurement for Demobilizing from Highway 225 Training Annex
 - a. This item requests consideration to approve the Job Order Contracting (JOC) method of procurement for the activities necessary to demobilize from and restore the leased facility at 3234 Highway 225 to a condition appropriate for return of the building to the owner.
 - b. June 2019 was noted as the target for completion of the project.
 - c. All training equipment in the building will be repurposed and moved to other areas of the College. Alterations made to the building during the lease period will either be removed or remain, as mutually agreed between the College and the building owner.

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 twelve (12) projects for February 2019. This included two near-misses during the month of February. The first near-miss occurred with the partial collapse of a temporary dividing wall in Longenecker building. This failure was due to a defective anchor to the ceiling grid and has been corrected. The second near-miss occurred when an employee was pulled off of a beam by his safety harness at the North Campus Cosmetology building. Having forgotten that he was tied off to the structure with a 20-foot lanyard, the employee walked out onto a 21-foot beam and was pulled backwards. He was quickly attended to by coworkers and not injured.

2. Schedule Updates
 - a. The projects are on schedule.
3. Progress Updates
 - a. Central Campus – Petrochemical Energy and Technology
 - i. The project is underway as scheduled with interior finishes being applied currently.
 - ii. The process plant (glycol unit) is approximately one (1) month behind schedule with respect to the main building. The most recent addition to the process plant is the new distillation tower.
 - b. Central Campus – Welcome Center
 - i. Foundation has been poured, structural steel is being installed, and walls are being constructed.
 - c. Central Campus - Classroom Building
 - i. The viability of mass timber, steel and concrete composite construction continues to be explored.
 - ii. The degree of additional fire hazard was discussed. Due to the nature of combustion of with wood composite, buildings fabricated with this material are not more expensive to insure.
 - d. Central Campus – Frels Renovation
 - i. Pasadena’s Early College High School has moved to the third floor and renovation is being done on the second floor. Significant electrical, mechanical and plumbing revisions have been made. Remodeling will continue for another six weeks.
 - e. Central Campus – McCollum Renovation
 - i. Renovation alternatives will be considered as space opens up with the occupancy of the new Welcome Center. An initial move plan is expected by early summer 2019.
 - f. North Campus – Cosmetology and Culinary Center
 - i. The majority of the steel construction is complete. The air conditioning systems, sprinkler systems, hydronic piping systems, and electrical wiring are approaching completion on the cosmetology side.
 - ii. On the culinary side, the fire and moisture proof walls are being installed. Some of the electrical and the hydronic piping systems are complete.
 - iii. E. Davis Rouse asked about separation of the ventilation system between the cosmetology and culinary departments. C. Smith explained that three (3) different ventilation systems will be installed in the building, separating the air in the cosmetology spaces, culinary spaces, and atrium and faculty office spaces of the building.
 - g. North Campus – Underground Utility Tunnel
 - i. The tunnel project is approximately 60 days from completion. We have replaced most of the old piping and insulation with new, polypropylene piping

and water-resistant foam glass insulation. The courtyard has been turned back over to the campus.

- h. North Campus - Burleson Building
 - i. All new mechanical systems have been installed within the Burleson building. Installation of a new elevator is underway. Storm sewers have been also replaced. Additionally, many walls have been painted and new sprinkler systems installed. Ceiling tiles will be replaced upon completion of the project.
 - ii. This project is on track and is expected to be complete when school starts in August 2019.
 - i. South Campus – Engineering and Technology Building
 - i. On Thursday, March 21st, the second building slab was poured. Also, work has begun on the underground utilities systems supporting the building.
 - j. South Campus – Cosmetology building
 - i. The Cosmetology building metal roof deck is installed, and the structural steel is completed. The air conditioning systems have also been installed.
 - ii. The asphalt parking lot was destroyed during construction and will need to be replaced. There are funds available within project and lot replacement will be carried out when the construction project is complete.
 - k. South Campus – Longenecker Renovation
 - i. This project is undergoing continued demolition progress while awaiting a city construction permit.
 - l. South Campus – Primary Electrical Upgrade
 - i. Bids have been received and are under evaluation. A recommendation will be brought for consideration to the next Building Committee meeting.
 - ii. The scope of work includes the campus electrical system leading from Beamer Road to the main campus court yard area. This will serve Longenecker, S-7, 8 & 9, as well as the gym, S-21. Most of the chilled water piping as well as the isolation valves in S-7, 8 and 9 will be replaced. The asbestos concrete pipe will be replaced with new thermoplastic piping.
 - m. South Campus – Academic Building Renovation (S-7 & 9)
 - i. Demolition continues with the tiered seminar room being converted to a cafeteria in S-9 for early college high school.
 - n. College Wide – Generation Park
 - i. This project is moving forward with 433 days remaining prior to the targeted opening. Approval was received from Harris County Flood Control to commence drainage improvements.
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. T. Zamora informed the Committee that the changes the Board discussed at the workshop meeting, February 15, 2019, are reflected in this report.
- 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 planned for the multi-purpose room which will improve the acoustics of the space.
 - b. South Campus - Softball Dugouts
 - i. Outstanding materials have been received and the dugouts have been completed.
 - c. College Administration - East Building
 - i. Interior renovation work is progressing with completion of all phases expected in August 2019.
- 4. Financial Reports
 - a. This report was presented with no comments.
- 8. Status of Delegated Authority
 - a. An updated report on status of delegation of authority was presented with no comments.
- 9. Additional Business
 - a. M. Flickinger asked about the condition of infrastructure and utilities systems installed at the campuses which were not being addressed with this current capital improvement program.
 - b. B. Jones said he would develop a presentation to be brought to subsequent Building Committee meeting to provide information on this issue.
 - c. C. Smith offered explanation in his Project Update section of this meeting as to master utilities planning across the North, South and Central campuses.

VIII. Adjournment – The meeting was adjourned at 4:33 p.m.