

SAN JACINTO COLLEGE DISTRICT
Building Committee Meeting
May 21, 2019

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

Members Absent: None

Others Trustees Present: None

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

- I. The meeting was called to order at 3:35 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 April 23, 2019 Building Committee Meeting
 - A. Dan Mims presented the minutes of the April 23, 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 to Purchase Cosmetology Equipment and Furniture
 - a. This item requests consideration of approval to use AB Salon Equipment to provide cosmetology equipment and furniture for the new cosmetology centers at the North and South campuses.
 - b. It was confirmed that the equipment in consideration for purchase will be standard between both campuses.
 2. Consideration of Approval to Purchase Fabricated Valve Stations and Valves for the Center for Petrochemical, Energy and Technology (CPET)
 - a. This item requests consideration of approval to purchase fabricated valve stations and valves from Puffer-Sweiven, LP for the Central Campus Center for Petrochemical, Energy and Technology (CPET) facility.
 - b. These valve stations will allow the students in this program to experience more hands on industry-related experience.

3. Consideration of Approval to Purchase Non-Destructive Testing Lab Equipment for the Center for Petrochemical, Energy and Technology (CPET)
 - a. This item requests consideration to purchase non-destructive testing lab equipment for the Center for Petrochemical, Energy and Technology (CPET) facility using multiple suppliers. This equipment will be purchased to furnish classrooms and labs to simulate the actual industrial practices associated with the inspection and testing of materials.
 - b. There are fourteen (14) suppliers under consideration with eighty-six (86) line items that are being evaluated for the best pricing for the College.
 - c. The College has two faculty members, including a Department Head, who are involved and engaged on a daily basis to insure that the College's requirements are met.

4. Consideration of Approval to Purchase Audio Visual Equipment and Services
 - a. This item requests consideration to approve the purchase of audiovisual equipment and installation services from Network Cabling Services (NCS) for one (1) renovation and one (1) new construction project.
 - b. Two (2) quotes were received and competitively assessed and NCS was determined to provide the best value to the College.

5. Consideration of Approval for Additional Funds for Architectural Services for Maritime Center Expansion
 - a. This item requests consideration to approve additional funds for the contract with IBI Group, Inc. (IBI) to provide architectural services for the Maritime Center Expansion Project.
 - b. The first phase of the project will include the relocation of the College's Fire Training program to the Maritime Technology and Training Center (MTTC).
 - c. The current budget is not adequate to fully fund design of the project which includes environmental permit applications and engineering hours required for a complex project.

6. Consideration of Approval to Contract for Central Campus Frels Building's Early College High School (ECHS) Renovation
 - a. This item requests approval to contract with Terracon to provide asbestos abatement monitoring services necessary to support the North Campus Wheeler, Brightwell and Spencer Building renovation projects.

7. Consideration of Approval to Amend Contract for Central Campus Frels Building's Early College High School (ECHS) Renovation
 - a. This item requests consideration of approval to amend the construction contract with Flintco, LLC (Flintco). The initial contract value was guaranteed by the Construction Manager at Risk not to exceed the agreed upon GMP, subject to additions and deductions by change order as provided in the contract.
 - b. As the project has developed, the detailed specifications and project plans used to generate the GMP had not included all aspects that were required to meet code compliance per the city of Pasadena. The required modifications impacted the GMP.

B. Operating Funds

1. Consideration of Approval to Contract for Architectural Services for South Campus S-7 and S-9 Roof Replacement
 - a. This item requests consideration to contract with Collaborate Arch, LLC (Collaborate) to provide architectural design services for South Campus S-7 and S-9 roof replacement projects.
 - b. The recommendation to proceed with this project was based on the College's roof lifecycle management plan which is updated annually after roof inspections, assessments, and end of life projections are conducted.
2. Consideration of Approval to Contract for the Replacement of South Campus Student Center Fire Alarm System
 - a. This item requests consideration to approve a contract with Siemens Industry, Inc. (Siemens) to purchase and install a new fire alarm system in the South Campus Student Center, Building S-11.
 - b. Approval of this item will allow for the purchase and installation of new fire alarm monitoring system and will provide for improved surveillance and troubleshooting capabilities to insure the safety of its occupants.
 - c. This building improvement is projected to be completed by August 31, 2019, and will have a projected lifespan of 20 to 30 years.
3. Consideration of Approval to Purchase Automated External Defibrillators (AED) Devices
 - a. This item requests consideration to approve the purchase of AED devices from Sterlington Medical for the Safety, Health, Environment and Risk Management (SHERM) Department.
 - b. This purchase will allow the College to better serve the growing student population of over 30,000 students and 3,200 employees with up-to-date emergency response equipment which will be located in each building in the College.
 - c. The recommended AED devices are noted to have a life expectancy of eight (8) years.
 - d. The State of Texas requires AED Device training for all high school students within the public school system. The College will provide AED staff training for its employees.
4. Consideration of Approval to Contract for the LED Parking Lot Lighting Project
 - a. This item requests consideration to approve a contract with E3 Entegral Solutions to replace high intensity discharge (HID) parking lot lights with light emitting diode (LED) equivalents.
 - b. LED lighting has proven cost savings and longevity with a payback within five (5) years.
5. Consideration of Approval to Purchase Lab Casework for Central Campus Science Building
 - a. This item requests consideration to approve the purchase of a ventilated lab casework from Haldeman Homme Inc., dba Academic Specialties Texas (Haldeman Homme) for the Central Campus Science Building C-19.

- b. This purchase will allow C-19 to meet the same standards of all other College campus laboratories.

V. Project Updates

A. Bond Funds

(Discussion led by Charles Smith)

1. Safety Metrics

- a. Campus Cosmetology Center when a trench truck hit an electrical junction box.
- b. The College provided an OSHA (Occupational Safety and Health Administration) sponsored "Safety Stand-Down Day" in which work on each project halted so that the workers could focus on safety policies, protective methods, and job hazards. This was well received by the contractors.

2. Schedule Updates

- a. The majority of the Bond projects remain on schedule with the exception of Longenecker and the South Campus utility projects (primary electrical upgrade, sanitary sewer rehabilitation, and heated/chilled water relocation) which have been delayed by a few months due to project load.

3. Progress Updates

- a. Central Campus – Petrochemical, Energy, and Technology (CPET)
 - i. The project is receiving finishing touches and will be coming to a close in the near future.
 - ii. The process plant (Glycol Unit) is projected to complete at the end of July 2019. This date was pushed back slightly due to coordination issues.
- b. Central Campus – Welcome Center
 - i. The project is progressing rapidly. Brick has already been laid on the south side of the building. The second floor is receiving floor polishing.
- c. Central Campus - Classroom Building
 - i. Consideration for approval is requested to apply for a grant which would allow travel to locations that have built buildings using the proposed mass timber construction.
 - ii. This design has been found to be cost competitive with a life expectancy comparable to conventional construction methods. The timber composite proposed behaves better in a fire than steel and better in a flood than sheetrock.
 - iii. Research will be conducted to see if studies have been conducted on this type of construction in regards to hurricanes.
 - iv. Discussions with the city of Pasadena regarding building codes are beginning.
- d. Central Campus – Frels Renovation
 - i. Flintco has begun the final demolition on this building and is beginning to work toward completion of the project, which is expected to occur within the next seventy (70) days.

- e. North Campus – Cosmetology and Culinary Center

- i. The interior framing is nearly complete, and mechanical systems are progressing nicely. The exterior is being made ready for brick. There was one minor setback in which a natural gas line was broken, requiring repair.
 - f. North Campus – Underground Utility Tunnel
 - i. The tunnel project is essentially complete. The temporary services pipeline has been dismantled, and the courtyard has been returned to the campus.
 - g. North Campus - Burleson Building
 - i. Demolition and reconstruction are advancing rapidly with two issues of note. The first of those was a delay with completion of the elevator, and the second was the discovery of termites in the interior wood paneling. The paneling will be lost; however, it was installed over masonry and therefore, the building did not suffer any structural damage due to the termites.
 - h. South Campus – Engineering and Technology Building
 - i. All of the steel has been set, and installation of the pre-cast panels and mechanical systems have begun. A decision for the final flooring preparation will be presented at the next Building Committee meeting.
 - i. South Campus – Cosmetology Building
 - i. Work has begun moving forward with half of the floor poured and the roofing in progress.
 - j. South Campus – Longenecker Renovation
 - i. Work on Phase One continues with much of the electrical and mechanical upgrades showing solid progression. After upgrades are completed, the building will have an extended life of another forty (40) years.
 - k. South Campus – Primary Electrical Upgrade and Water Project
 - i. Both projects are progressing nicely with the help of ACR.
 - l. South Campus – Academic Building Renovation (S-7 & 9)
 - i. This project will meet the August 2019 deadline. Currently, the elevator chase between S-8 and S-9 is almost completed.
 - m. College Wide – Generation Park
 - i. This project has struggled getting started due to inclement weather. The College is working to recover the construction schedule which was delayed by several months.
 - ii. The College held the first of four (4) Generation Park Strategic Planning Meetings on May 10, 2019. This meeting was held so that a diverse group of participants could engage in visionary concepts. The second (2nd) meeting will be held on June 7, 2019, and will focus on workforce training needs in the area.
- 6. 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. The personnel injury statistics were presented to the Committee, encompassing two (2) minor incidents which occurred last month. The first incident occurred when a College employee stumbled and scrapped his knee requiring first aid. The second occurred when an employee fell into a hole that was located in a parking lot and twisted his knee requiring medical attention.

2. Schedule Update

- a. This report was presented with no comments.

3. Progress Updates

- a. Central Campus – Transportation Center
 - i. The Multi-Purpose Room acoustics improvements are 95 percent completed and have resulted in an improved environment that allows for better usage.
- b. South Campus - Softball Improvements
 - i. This project is very close to completion.
- c. College Administration - East Building
 - i. Interior renovation work is progressing nicely with completion ahead of schedule and projected to be mid-June of 2019.
- d. Signage Project
 - i. Exterior monument signs are released for design.
 - ii. Other internal and external signs are under review.

1. Financial Reports

- a. This report was presented with no comments.

VI. Status of Delegated Authority

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

VI. Adjournment – The meeting was adjourned at 4:36 p.m.