

**BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
January 21, 2020**

Members Present: Marie Flickinger, Dan Mims, and Erica Davis Rouse

Members Absent: John Moon, Jr.

Other Trustees Present: None

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

- I. Dan Mims, Building Committee Chair, called the meeting to order at 3:33 p.m.
- II. Roll call of the Committee members was taken:
 - Marie Flickinger, present
 - Erica Davis Rouse, arrived a few minutes after meeting began
 - Members absent: John Moon, Jr.
- III. Approval of Minutes from the November 19, 2019, Building Committee Meeting
 - D. Mims presented the minutes from the November 19, 2019, Building Committee Meeting.
 - A motion was made by M. Flickinger 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 to Purchase Utility Connection Services for Generation Park
 - This item requests approval for expenditures to Generation Park Management District for water tap and meter installation fees for the Generation Park Phase I building.
 - The installation of domestic water and sanitary sewer utilities to the site are required for operation of College facilities.
 - The estimated expenditure for this request is \$118,310 and will be funded from the 2015 Bond Program.
 - This item was presented without further discussion.
 - Consideration of Approval to Contract for Architectural Services for South Campus Jones Building Renovation
 - This item requests approval to contract with Huitt-Zollars to provide architectural design services for the South Campus Jones Building Renovation project.
 - The architect's proposed fee is seven percent of the construction cost of work

plus allowable reimbursable fees estimated at \$50,000. The estimated construction cost of work is \$15,000,000. The fee proposal is within the Board approved guidelines established for renovation projects in the 2015 Bond Program.

- M. Flickinger inquired as to who the contact is with Huitt-Zollar and requested more details in regards to the renovation. C. Smith provided the design services contacts from Huitt-Zollar as well as elaborated on the detailed renovation projected for the South Campus Jones Building.
- Consideration of Approval to Contract for CPET Extended Site Development
 - This item requests approval to contract with Millennium Projects Solutions, Inc for completion of the Central Campus Center for Petrochemical, Energy, & Technology (CPET) Extended Site Development project.
 - The estimated expenditure for this project is \$531,000 including contingency funds and will be funded from the 2015 Bond Program.
 - This item was presented without further discussion.
- Consideration of Approval to Contract for Maritime Expansion
 - This item requests approval to contract with Construction Masters of Houston for the Maritime and Fire Technology Programs Expansion project.
 - The estimated expenditure is \$1,047,600, including contingency funds, and will be funded from the 2015 Bond Program.
 - This item was presented without further discussion.
- Consideration of Approval of Method for Asbestos Abatement of Central Campus Ball and Anderson
 - This item requests approval to use the competitive sealed proposals (CSP) procurement method for asbestos and lead abatement services at the Central Campus Ball and Anderson Buildings.
 - The CSP procurement method is recommended as it has proven to be effective for projects of this size and complexity.
 - D. Mims inquired as to whether there were other companies in the industry who do this type of abatement work.
 - C. Smith noted that this work is required by law to be conducted by a licensed abatement consultant as well as a licensed abatement contractor.
- Operating Funds
 - Consideration of Approval of Method for College Wayfinding Signs and Maps
 - This item requests approval to use the competitive sealed proposal (CSP) procurement method for updating wayfinding exterior signage at the Central, North, and South Campus.
 - Due to the construction of new buildings and demolition of existing buildings and structures funded from the 2015 Bond Program, updates to wayfinding signage is needed. The project will be completed in multiple phases:
 - Phase I of the project included the replacement of the campus monument signs, with work currently underway.
 - This request is for Phase II, which will include updating exterior directional signs and campus maps at the Central, North, and South Campuses.

- Phase III will address needed interior room, fire egress, parking lot, and traffic signs.
- The estimated expenditure for Phase II is \$500,000. This expenditure will be funded from the 2008 Bond Program funds.
- This item was presented without further discussion.

V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
 - Safety Metrics
 - There were four safety events noted this month.
 1. An electrician suffered a burn to his index finger at the South Campus Engineering and Technology Building when he violated numerous safety procedures. This incident resulted in disciplinary action for the employee and a reaffirmation of subcontractor job site work procedures.
 2. A subcontractor injured his hand when using a hole saw to cut through a box, resulting in five stitches and three days of lost time.
 3. The College incurred property damage at the Davison Building when a demolition contractor cut through lines which resulted in temporary disabling of the fire and elevator alarms at both Ball and Anderson Buildings. The contractor covered all costs to restore operations.
 4. An incident occurred at the North Campus Cosmetology Center in November when a contractor broke a water line. The line was shut down and repaired without further damage to the College.
 - Schedule Updates
 - The majority of the Bond projects remain on schedule with the exception of Generation Park. The Generation Park project is still striving for the August 1, 2020 completion date.
 - Eleven Bond projects are currently open.
 - Progress Updates
 1. Central Campus – CPET Extended Site
 - Detailed proposed construction design updates were provided to the Committee with emphasis placed on the traffic loop at the projected Fairmont Parkway entrance.
 - M. Flickinger expressed concern regarding the proposed design layout of the master plan, specifically, the lake and detention requirement and future building placement. B. Hellyer noted the design is subject to change, and is at least ten years out from construction. The master plan was a vision and largely attempted to allocate land usage for the future, but all future decisions would be based on a reassessment. B. Hellyer reminded the Committee that the current discussion is only in regards to the Fairmont Parkway entrance loop. After further discussion, M. Flickinger and D. Mims agreed that the road will not negatively impact future growth and development of the site.
 2. Central Campus – Welcome Center
 - Detailed construction updates were provided to the Committee. Completion date is nearing with move in projected for mid-February 2020.

- Minor revisions are occurring to satisfy the Fire Marshal.
 - Parking lot damage from construction activities was repaired.
3. Central Campus – Welcome Center Extended Site
 - This project is still in design and will require moving the flow of traffic as well as adding new wayfinding signs to make the entrance more intuitive for guests to find the Welcome Center. The College is working with the City of LaPorte to consider creating a new entrance south of Oakhaven that would lead directly to the front of the Welcome Center.
 4. Central Campus – Classroom Building
 - Detailed construction updates were provided to the Committee.
 - Inquiries were sent out to twenty-one mass timber manufacturers from around the world and Tellepsen has completed their initial review with four preliminary proposals selected for further development. All four firms will be interviewed next week. E. Davis Rouse inquired about where the four proposals that are under review originated. C. Smith noted that one manufacturer is from Austria, and the other three are from Canada.
 - The College, along with the City of Pasadena, will be hosting a Texas Gulf Coast Mass Timber Conference on February 11 and 12, 2020.
 5. Central Campus – Davison Building
 - Detailed construction updates were provided to the Committee.
 - Completion date is still targeted for August 2020.
 6. Central Campus – McCollum Building
 - Detailed construction updates were provided to the Committee.
 - Programming for the McCollum building renovation is complete.
 7. North Campus – Cosmetology Center
 - Detailed construction updates were provided to the Committee.
 - The culinary teaching lab is in the process of finalizing the inspection by the Harris County Fire Marshal. This process has delayed the move in which is now scheduled for February 5, 2020.
 8. North Campus – Spencer Building
 - Detailed construction updates were provided to the Committee.
 - Work on the second floor is essentially complete and this building is entering into its final phase of construction.
 - Fire Marshal Inspection was delayed and the projected move in date is scheduled for February 5, 2020.
 9. South Campus – Engineering and Technology Building
 - Detailed construction updates were provided to the Committee.
 - Interior finishes are moving at a rapid pace. Move in is projected for February 24, 2020.
 10. South Campus – Cosmetology Center
 - Detailed construction updates were provided to the Committee.
 - Move in is projected for January 27, 2020.
 11. South Campus – Longenecker Renovation
 - Detailed construction updates were provided to the Committee.
 - Phase one of this project is complete with students and staff in occupancy.
 - Phase two of this project has begun.

12. South Campus – Electrical Upgrade
 - Detailed construction updates were provided to the Committee.
 13. South Campus – Chilled Water Infrastructure
 - Detailed construction updates were provided to the Committee.
 14. South Campus – Domestic Water Project
 - Two bids for the Domestic Water project were received on December 10, 2019 and are under review by the College’s Purchasing department.
 15. Generation Park –
 - Detailed construction updates were provided to the Committee.
 - Project completion is still projected for August 1, 2020.
 - Local leasing space has been vetted for Generation Park’s fall registration.
 - E. Davis Rouse inquired about the College’s efforts to promote the new campus. B. Hellyer provided information regarding career focus groups and community relationship development.
 - B. Hellyer also noted that the College would not be offering dual credit courses during the first year of occupancy.
- Financial Updates
 - 2008 Bond –This report was presented with no comments.
 - 2015 Revenue Bond – This report was presented with no comments.
 - 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
 - There were no safety incidents reported this month.
 - The College incurred one incident at the South Campus Science Building in December 2019 when a water leak was discovered and repaired.
 - Schedule Updates
 - The report was presented with no comments.
 - Progress Updates
 - The campus-wide Recycling Project is progressing on target.
 - The EDGE Center Phase II approval to the city package has been submitted.
 - 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.
- VII. Adjournment – The meeting adjourned at 4:38 p.m.