

**SAN JACINTO COLLEGE DISTRICT**  
**Building Committee Meeting**  
**November 27, 2018**

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

Members Absent: None

Other Trustees Present: None

Others Present: Bill Dowell, Jessica Garcia, Scott Gernander, Allatia Harris, Joe Hebert, Brenda Hellyer, Bryan Jones, Mini Izaguirre, Angela Klaus, Ann Kokx-Templett, Charles Smith, Teri Zamora

- I. The meeting was called to order at 3:33 p.m. by Committee Chair, 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. Other Trustees present: None
  - e. Members absent: None
- III. Approval of Minutes from the October 16, 2018 Building Committee Meeting
  - a. Dan Mims presented the minutes of the October 16, 2018 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 (led by Bryan Jones)
  - a. Consideration of Approval to Contract for Video Surveillance System Equipment and Services
    - i. This item requests consideration of approval to authorize a contract for video surveillance system equipment and services with Network Cabling Services. A College-wide video surveillance system is already in service at the College. Approval of this contract will provide means for purchasing components needed to replace failed items and for future expansions. It will also provide for services necessary to install and configure the devices.
  - b. Consideration of Approval to Purchase Data Network Equipment for Central Campus Center for Petrochemical, Energy, and Technology

- i. This item requests consideration to approve the purchase of network wireless and internet protocol (IP) paging equipment from Layer 3 Communications for the Central Campus Center for Petrochemical, Energy and Technology (CPET) facility. This item is included in the existing project budget.
- c. Consideration of Approval to Contract for Construction Manager at Risk For Generation Park Academic Building
  - i. This item requests consideration of approval of a contract for Construction Manager-at-Risk (CMR) with Tellepsen Builders, L.P. (Tellepsen) to construct the Generation Park Academic Building. Construction Manager at Risk is a state authorized means for procuring construction management services and has been shown to be effective for delivering large construction projects such as the proposed academic building at Generation Park. The funding source for this project will be updated to include the 2015 Revenue Bond, the Clear Lake land sale proceeds, and then the 2015 General Obligation Bond.
- d. Consideration of Approval to Contract for Survey for Generation Park Academic Building
  - i. This item requests consideration of approval of a contract for Brooks & Sparks, Inc. to provide detailed topographic surveying services to support the site development and construction at the Generation Park campus.
- e. Consideration of Approval to Purchase Furniture for 2015 Bond Projects
  - i. This item requests consideration of approval to purchase furniture from Furniture Marketing Group and Facility Interiors for the 2015 Bond projects that require furniture purchases in fiscal year 2018-2019. The furniture proposed for purchase will be selected from the College standard furniture listing and generally delivered as needed for completion of the respective 2015 Bond program buildings. These expenditures are included in the individual project budgets.
- f. Consideration of Approval to Contract for College Administration Building Renovations Phase II
  - i. This item requests consideration of approval to contract with Construction Masters of Houston for Phase II renovations at College Administration East Building (A-1). Phase I renovations are underway. This second phase will integrate and complete the proposed renovations for the A-1 College Administration East building.

- g. Consideration of Approval of Method of Procurement for the South Science Park Project
    - i. This item requests consideration to approve the Job Order Contracting (JOC) method of procurement for construction of the final stages of the South Science Park project.
  - h. Consideration of Approval of Method of Procurement for Acoustic Improvements at Central Campus Transportation Center
    - i. This item requests consideration to approve the Job Order Contracting (JOC) method of procurement for the installation of acoustic improvements in the Multipurpose Room at the Central Campus Transportation Center. The devices and means for installation will be similar to those successfully incorporated at the North Campus CIT building in Spring 2018.
- V. Project Updates – Bond
- a. Safety - Bond Program (presentation led by Charles Smith)
    - i. The safety information was presented. Dr. Hellyer requested that the report be modified to show property and personnel injuries separately.
  - b. Master Bond Program Schedule
    - i. The schedule of projects was presented. Charles Smith reported that the schedule had been updated for timeline adjustments including some increasing up to six months. Dr. Hellyer asked what caused the six-month delay mentioned by Charles Smith. The Longenecker renovation at South Campus has extended beyond that originally envisioned. This change was made to accommodate campus class scheduling. Overall, projects remain on track, however, the schedules have been adjusted to reflect delays attributed to weather, phasing conflicts, and administrative concerns.
  - c. South Campus – Softball Improvements
    - i. The Softball Practice Facility is approximately 90 percent complete. The contractor is working to resolve errors in installation of air conditioning duct that is routed from outside the building. The duct work is misaligned by approximately three feet. This issue will be resolved.
  - d. Central Campus – Center for Petrochemical, Energy, and Technology (Petrochem)
    - i. Overall progress continues at Petrochem. The chillers have been installed

at the central plant, concrete sidewalks and drives construction is progressing well, and exterior steel has been painted. The chilled water circulating pumps are installed and systems commissioning water circulation is being carried out to remove mill scale and debris.

e. Central Campus – Glycol Unit, Process Plant

- i. Structural steel installation is continuing. Weather delays have delayed overall completion of the project by fifteen (15) days. Several incidents have occurred over the last two months. These include damage to underground electrical power feeds, inappropriate lifting of loads, cut finger, and several instances of improper use of fall protection equipment. With each of the incidents experienced at the construction site, a thorough review and corrective action plan was carried out in order to prevent recurrence.

f. Central Campus – Welcome Center

- i. Tellepsen has mobilized and is on site. The College expects to have the final permit package approved by the City of Pasadena soon.

g. Central Campus – Frels Renovation

- i. The third floor renovation of Frels has begun. Flintco has removed interior ceiling grids. Installation of new air conditioning ducts to accommodate the re-configuration of the HVAC system has also begun.

h. Central Campus – Davison Building Renovation

The Davison renovation project architectural programming meetings have been conducted. The draft program document has been circulated to all participants for approval. Once participants have approved, the document will be sent to College leadership for review.

i. Central Campus – Central Plant Upgrade

- i. The Central Campus central plant modifications project began over the Thanksgiving break. A new valve vault, new valves, and an enlarged electrical feed power transformer were installed during this period.

j. North Campus – Cosmetology and Culinary Center

- i. The project continues to experience excavation challenges. Ten days in October and ten days in November were impacted by rain delays. Water caused problems constructing pier bells. A solution was reached whereby the pier depth was reduced by one foot. This revised plan was approved by

the project structural and geotechnical engineers and has proven to be effective since implemented.

k. North Campus – Spencer, Brightwell, and Wheeler Renovation

- i. At the joint schematic design review on November 7, 2018, HKS led Design Team and Construction Manager Whiting Turner began working together on the Spencer, Brightwell, and Wheeler project. Phase 1 of construction on the second floor of Spencer will begin in May.

l. North Campus – Underground Utility Tunnel

- i. Work is complete on the natural gas supply system, and the switch to electric hot water heaters is complete. New valves and fittings have been installed on hot water heating lines, and chilled water lines have been reinsulated, and electrical wiring and lighting upgrades have begun.
- ii. The next phase of work will require excavation in the central courtyard area for installation of a new valve vault.
- iii. During the winter holiday break, all chilled and hot water loops will be shut down.
- iv. In Brightwell and Wheeler, we will replace select pieces of electrical power switchgear. This will serve to simplify and improve original power conductor wiring and provide accommodation for renovation of the Brightwell and Wheeler buildings.

m. South Campus – Engineering & Technology Building

- i. The project is ready to commence pier drilling at South Campus Engineering & Technology site once a building permit is received. Kirksey's civil engineer is in communication with FEMA daily in order to expedite required project documentation.

n. South Campus – Cosmetology Building

- i. The Guaranteed Maximum Price (GMP) was signed, and the tennis courts and other features on the construction site were demolished as per plan.

o. South Campus – Longenecker Renovation

- i. The drawing package for the renovation of Longenecker was submitted to the City of Houston, and construction manager Flintco has bid approximately 60 percent of the components of the project.

p. South Campus – HVAC Building

- i. All underground electrical work, pipe connections and piers have been

- completed in the HVAC building.
- ii. It is expected that the project will be completed on schedule, being turned over to the campus in January 2019.

q. South Campus – Academic Building Renovation (S-7, S-9)

- i. It is expected that the work will start in January and be completed by August 2019.

r. College wide – Generation Park

- i. Page has begun working on a master drainage concept plan and preliminary massing and blocking concept design for the building. It is expected that the first building permit request will be submitted in January and our second one in February 2019.

VI. Financial Report – 2008 Bond, 2008 Supplemental Bond, 2015 Revenue, and 2015 Bond Projects

a. 2008 Bond –

- i. Wayfinding Signage Project - Update the signage, maps and monument signs.
- ii. A1/A2 Administration Renovation - Project is moving forward.
- iii. Science Park Projects - Projects are moving forward.

b. 2015 Revenue Bond –

- i. Remaining contingency to be allocated to Generation Park funding.

c. 2015 Bond –

- i. No issues

VII. Project Updates – Operating

a. Safety Metrics

- i. This report was presented with no comments.

b. Schedule Update

- i. This report was presented with no comments.

c. Financial Reports

- i. This report was presented with no comments.

VIII. Status of Delegated Authority

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

IX. Adjournment – The meeting was adjourned at 4:41 p.m.