

**SAN JACINTO COLLEGE DISTRICT**  
**Building Committee Meeting**  
**October 16, 2018**

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

Members Absent: None

Others Trustees Present: None

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

- I. The meeting was called to order at 4:00 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 September 18, 2018 Building Committee Meeting
  - a. Dan Mims presented the minutes of the September 18, 2018 Building Committee meeting. A motion was made by Erica Davis Rouse to accept the minutes as presented. John Moon, Jr. 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 for Materials Testing Services for North Campus Cosmetology and Culinary Center
    - i. This item requests consideration of approval of a contract with Terracon Consultants, Inc. to provide material testing services necessary to support the construction of the project.
  - b. Consideration of Approval for Architectural Services for Generation Park Academic Building
    - i. This item requests consideration of approval of a contract with Page Southerland Page, Inc. to provide architectural services for the design of an academic building and related site at the Generation Park Campus.

- c. Consideration of Approval for Testing and Balancing Services for Central Campus Center for Petrochemical, Energy and Technology Center
  - i. This item requests consideration of approval to authorize the Chancellor to enter into a contract for building heating, ventilating and air conditioning testing and balancing services with Digital Air Control.
- d. Consideration of Approval for City of Houston Impact Fees, 2015 Bond Program
  - i. This item requests consideration of approval for the expenditure of City of Houston utility impact fees for the South Campus Engineering and Technology Building. Additionally, the request authorizes the Chancellor or her designee to approve all expenditures of City of Houston utility impact fees for construction projects under the 2015 Bond Program.
- e. Consideration of Approval for Method of Procurement for the South Campus Welcome Center Interior Renovation
  - i. This item requests consideration of approval for Job Order Contracting (JOC) method of procurement for renovations required at South Campus Welcome Center.

V. Project Updates – Bond

- a. Safety - Bond Program (presentation led by Charles Smith)
  - i. The safety information was presented with noted incidents in September that prompted review and corrective actions to be taken. These incidents were generally related to new construction contractor workers being introduced into the San Jacinto College project work environment.
- b. Master Bond Program Schedule
  - i. The schedule of projects was presented and no comments were offered.
- c. South Campus – Softball Improvements
  - i. The interior is now complete with lighting and air conditioning to follow. The Chancellor added that the dugout will be completed with Repair and Renovation funds.
- d. Central Campus – Center for Petrochemical, Energy, and Technology
  - i. Work continues to advance steadily. The detention lagoon, and Area A roof are complete. The first of the roof top air handlers are set in place.

- ii. A question was asked regarding how many days the project is behind. There are still areas waiting to dry out to allow continued progress, but construction is generally still moving along and expect to have a completion on schedule in May 2019.
- e. Central Campus – Glycol Unit, Process Plant
  - i. The site is recovering from weather delays. The subsurface piers were installed and the foundation forms were set. Steel is set for delivery and concrete is planned to be completed this week.
- f. Central Campus – Welcome Center
  - i. The permit package is anticipated to be received by October 22, 2018.
- g. Central Campus – Frels Renovation
  - i. The third floor has been cleared and ready for work. Exterior fencing has been placed and Flintco is now mobilized on site with anticipation of working.
- h. Central Campus – Davison Building Renovation
  - i. The programming and preliminary space allocations were generally acceptable to all of the proposed end users. Another workshop is scheduled later this month to capture all program specific information required by the architects to begin their design.
- i. Central Campus – Central Plant Upgrade
  - i. The College has agreed to accept a larger capacity unit at minimal additional cost in order to receive in time to install on schedule. Should this occur, Thanksgiving is still a target for shut down and piping revisions done over Christmas break.
- j. North Campus – Cosmetology and Culinary Center
  - i. Excavation has begun and existing utility lines under the building pad have been located and capped. Pier reinforcing steel has been formed. Due to weather, the project is about two weeks behind schedule.
- k. North Campus – Spencer, Brightwell, Wheeler and Burleson Renovation
  - i. Activity for this project is primarily administrative. Program documents were routed for signatures and a formal design meeting was held. Schematic Design review will be next and allow Construction Manager, Whiting Turner, to validate our cost estimates.

- ii. Work on Burleson has been delayed while the architect, Kirksey, makes some revisions to the plans requested by Galena Park Independent School District. The requested changes reduce the scope of work and therefore allow us to grant this request.
  
- l. North Campus – Underground Utility Tunnel
  - i. The chilled water lines have been re-insulated and the old cable trays have been inspected and removed. Corroded piping supports and feet have been replaced, the old natural gas line has been purged and disconnected. The thin pipes in the heating hot water line have been replaced as well as the gaskets. This was an additional cost, but should extend the life substantially.
  - ii. The question was asked if FEMA paid for any of these repairs. FEMA did reimburse the College with funds to help with the replacement of the piping insulation.
  
- m. South Campus – Engineering & Technology Building
  - i. Most of South Campus is within the 500-year flood plain except for an area south of Rick Schneider. We have therefore requested a Letter of Map Revision (LOMR) to incorporate that area into the formal FEMA map. We are ready to begin construction once we have resolution on this.
  - ii. The processing of the impact fees discussed in IV-d are required to move the project forward.
  
- n. South Campus – Cosmetology Building
  - i. Construction Manager, Brookstone, has mobilized. Completion of the construction site fence and installation of the job trailer was completed last week. The Guaranteed Maximum Price (GMP) has been signed and demolition of the tennis courts has begun.
  
- o. South Campus – Longenecker Renovation
  - i. The 50 percent Construction Documents have been completed by Page architects and reviewed by all project participants. Construction manager, Flintco, is anticipated to begin work in December 2018.
  
- p. South Campus – HVAC Building
  - i. All underground work is now concluded with all piping connections and piers completed. Repair of walls, electrical, mechanical, and plumbing demolition was completed as well.
  
- q. South Campus – Academic Building Renovation (S-7, S-9)

- i. The project is awaiting construction permit from City of Houston; however the architect and construction manager have begun planning work activities.

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

- i. 2008 Bond – No comments.
- ii. 2015 Revenue Bond – Working to close the few supplemental projects and funds will return to the Revenue Contingency.
- iii. 2015 Bond – The report reflects changes approved in the September workshop with the Board. In the works to move the Fire Protection program to Maritime Campus with more information to come.

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. Projects are being developed with budgets established. Two significant projects planned at this point are the South Campus Dugout Renovation and the Roof Replacement for the South Campus Longenecker Building.

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 4:43 p.m.