

SAN JACINTO COLLEGE DISTRICT
Building Committee Meeting
February 20, 2018

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

Members Absent: None

Others Trustees Present: None

Others Present: Mel Butler (AECOM), Bill Dowell, Jessica Garcia, Brenda Hellyer, Allatia Harris, Mike Harris, Joe Hebert, Mini Izaguirre, Angela Klaus, Ann Kokx-Templet, Jeff Parks, Charles Smith, Teri Zamora

- I. The meeting was called to order at 3:31 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 January 23, 2018 Building Committee Meeting
 - a. Dan Mims presented the minutes of the January 23, 2018 Building Committee meeting. A motion was made by John Moon, Jr. to accept the minutes as presented. This was seconded by Erica Davis Rouse. The minutes were approved as presented.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (led by Charles Smith)
 - a. Consideration of Approval of Contract for Construction Audit Services
 - i. This item provides for approval of contract with R.L. Townsend & Associates for construction audit services.
 - ii. R.L. Townsend & Associates will review each project for potential cost savings related to construction billings, contracts and change orders. The firm will also provide compliance assurance and negotiation services with the contractor and other providers necessary to settle related issues.
 - iii. The construction auditor fee will be 0.10 percent of the cost of construction and be assessed on an individual project basis. These expenditures will be funded from the 2015 Bond Program.
 - b. Consideration of Approval of Contract for Replacement of Theater Curtains at South Campus
 - i. This item provides for approval of contract with iStudio Projects, Inc. for replacement of the theater curtains at South Campus Flickinger Fine Arts building.
 - ii. The existing curtains are at end of life. During the previous fifteen years of life,

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the curtains have been damaged by water, resulting in degradation of their fire retardant properties. This water damage impacts the life safety properties of the curtains and contributes to the need for replacement.

- iii. The proposed expenditure amount for this request is \$60,545 and will be funded from the 2008 Bond Program.

c. Consideration of Approval of Additional Funds for Data Cabling Services

- i. This item provides for an increase in the contract expenditure limit with Network Cabling Services in the amount of \$552,000. The Board originally approved a contract with Network Cabling Services in August 2017.
- ii. The additional spending authorization will provide for construction of the College Wide Digital Direct Control Network (DDC), Data Closets, and Access Security projects. The proposed expenditures will be funded from the 2015 Bond Program.

V. Project Updates – Bond – (presentation led by Charles Smith)

a. Safety Data

- i. Construction Worksite Safety Metrics document for the period January 1-31, 2018 was presented. It included information such as total program man work hours, quantity of safety observations, OSHA injury/accident statistics and quality assurance measures.
- ii. A report was delivered of a lost work time incident involving an SJC facilities operations employee during the January 1-31, 2018 period. The employee was descending a ladder and apparently missed a rung with his foot, falling to the ground and landing on his side. The individual missed 3 days of work, and has since returned to his normal duties.

b. Master Bond Program Schedule

- i. The schedule of projects was presented and no comments were offered.

c. South Campus – Softball Improvements

- i. The concrete foundation for the bleachers and press box structure was poured. The bleacher assemblies were delivered last week and are now being assembled and installed. The structure will be completed next month.
- ii. Project Manager Connie Miller with AECOM is working with IKLO Construction to get long lead-time items on order for the practice facility.

d. Central Campus – Petrochem

- i. The Petrochem project has suffered a one-month delay due to weather issues. The forecast for the weeks of February 19 and February 26 include more rain.
- ii. Tellepsen has added safety barricades where the foundation has been completed in an effort to minimize potential fall injuries. Parking lots are being completed and the next section of foundation is being prepared for concrete pour.
- iii. Structural steel has begun to be delivered to the site, and erection should begin

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before the end of February.

- e. Central Campus – Welcome Center
 - i. The Welcome Center project is on track with revised building exteriors submitted to key project members at the beginning of February.
- f. North Campus – Cosmetology and Culinary
 - i. The North Cosmetology and Culinary building detailed design is progressing well. In December, concern was expressed about the building exterior appearance. In response to this concern, the Architects were requested to produce a design that resembled the more recently constructed buildings on campus.
 - ii. The most recent design integrates well the rest of campus and does not increase the project budget.
 - iii. A reminder was delivered that the project is approximately \$5 million over the original budget with little expectation that we will be able to reduce the amount significantly while sustaining the established program requirements.
- g. North Campus – Underground Utility Tunnel
 - i. The solicitation for the North Campus Utility Tunnel renovation project has been issued with final selections scheduled for March 20, 2018.
 - ii. The request for FEMA reimbursement for replacement of hurricane damaged insulation will result in reimbursement to the College. This reimbursement, when received, will be applied to this overall renovation project.
- h. North Campus – Spencer, Brightwell, and Wheeler Renovation
 - i. The initial review of Spencer, Brightwell, and Wheeler with HKS Architects is scheduled to begin the week of February 19, 2018.
 - ii. HKS Architects is beginning their design process with a full architectural, structural, mechanical, electrical, plumbing, and accessibility assessment study.
- i. North Campus - Burlison Building Early College High School Renovation Study
 - i. Kirksey Architects initiated a facility condition assessment of the Burlison building the week of February 12, 2018.
 - ii. Kirksey Architects will beginning their design process with a full architectural, structural, mechanical, electrical, plumbing, and accessibility assessment study.
- j. South Campus – Cosmetology Building
 - i. The structure of the South Cosmetology building has changed from totally cast concrete to combination steel structure with pre-cast concrete walls. That has caused some minor changes in the exterior appearance of the building, but provided improvement to the overall building constructability.
 - ii. The proposed brick accent colors were discussed by the Committee. Concern was expressed over the color chosen as related to the Welcome Center and some felt it was not an appropriate blend with the campus. It was agreed that the color would

be acceptable as an accent on this new building and would blend with the colors already used on the campus.

- k. South Campus – Engineering & Technology Building
 - i. Design of the Engineering & Technology Center is progressing well. The exterior appearance will blend the historical pre-cast concrete architecture of the original campus buildings with the more modern Science & Allied Health building, without deviating from the campus architectural design standards.
 - l. South Campus – HVAC Building
 - i. Huitt-Zollers has been engaged to complete the architectural design of the HVAC Technology building.
 - ii. Construction Masters is in the process of completing the preliminary structural repairs so that renovation work can begin immediately following completion of detailed design.
 - m. South Campus – Longenecker Renovation
 - i. The campus project team has returned comments on the Longenecker architectural programming document. With this, it is expected that the final programming report will be issued next month and detailed design work can begin.
 - n. Campus Wide – Direct Digital Control (DDC) Network
 - i. As of February 6, 2018, all work on Phase 1 of the Campus Wide DDC project is complete. ACR Engineering is currently reviewing all of the installations to ensure there are no residual issues before beginning work on plans and specifications for the next phase.
 - o. Campus Wide – Data Closets
 - i. No construction work on the Campus Wide Data Closets project has commenced to date.
 - ii. Permits for the North and Central Campuses are in hand. With the South Campus project, the second round of design questions are being addressed with the City of Houston.
- VI. Financial Report – 2008 Bond, 2008 Supplemental Bond, 2015 Revenue, and 2015 Bond Projects
- a. 2008 Bond
 - i. We have expended 98 percent of the 2008 Bond program funds.
 - ii. The remaining active projects are the South Campus Softball improvements and the 27 contingency supplemental projects. The first 17 projects within the contingency supplemental projects are listed on the 2008 Bond Program financial summary report. The remaining 10 projects are in various stages of funding authorization or procurement and will be added to the list once the administrative tasks are completed.

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- b. 2015 Revenue Bond
 - i. The 2015 Revenue Bond program has approximately \$5 million remaining in the North CIT project.
 - ii. The project team conducted the 11-month closeout review and are actively pursuing a number of outstanding items before submitting final pay applications.
 - c. 2015 Bond Projects
 - i. There have been no significant changes since last month, although as stated previously, we will be bringing forward a request for realignment of project budget amounts in the near future.
- VII. Operating Fund Report (R&R)
- i. The majority of these projects have not yet reached the implementation stage. Approximately 5.3 percent of our R&R funds have been expended as of January 31, 2018.
 - ii. The Energy Conservation LED retrofit project is both on schedule and on budget.
- VIII. Adjournment – The meeting was adjourned at 4:19 p.m.