

**SAN JACINTO COLLEGE DISTRICT**  
**Building Committee Meeting**  
**August 28, 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, Joe Hebert, Rosie Helms, Brenda Hellyer, Bryan Jones, Mini Izaguirre, Angela Klaus, Ann Kokx-Templet, Janet Slocum, Charles Smith, Teri Zamora

- I. The meeting was called to order at 3:32 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 May 22, 2018 Building Committee Meeting
  - a. Dan Mims presented the minutes of the May 22, 2018 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 (led by Bryan Jones)
  - a. Consideration of Approval to Contract for Construction Manager at Risk for Renovation of North Campus Wheeler, Brightwell, Spencer, Burleson Buildings
    - i. This item requests consideration of approval of a contract for Construction Manager-at-Risk (CMR) with The Whiting-Turner Contracting Company (Whiting-Turner) for renovation of the North Campus Wheeler, Brightwell, Spencer and Burleson Buildings. (N-10, 9, 8 and 7).
    - ii. A question was asked about the process for determining the proposed general contractor. An answer was provided describing the general outline of the two-step evaluation and ranking process.
  - b. Consideration of Approval to Contract for Architectural Services for Renovation of North Campus Wheeler, Brightwell, Spencer Buildings (N-10, N-9, N-8)
    - i. This item requests consideration of approval of a contract with HKS Architects to provide architectural services for the North Campus Wheeler, Brightwell, and Spencer building renovations.
    - ii. A question was asked as to how the specific architect was selected. A response was provided indicating that a pool of architects was selected specifically for use

in the 2015 Bond program. Based upon the specific skills and experience demonstrated, it was the recommendation of AECOM to move forward with HKS Architects.

- c. Consideration of Approval to Contract for Construction Manager at Risk for Renovation of South Campus Longenecker Building
  - i. This item requests consideration of approval of a contract for Construction Manager-at-Risk (CMR) with Flintco, LLC (Flintco) for renovation of the South Campus Longenecker Building (S-8).
- d. Consideration of Approval to Contract for Construction Manager at Risk for Renovation of South Campus Academic Buildings
  - i. This item requests consideration of approval of a contract for Construction Manager-at-Risk (CMR) with Tellepsen Builders, LP (Tellepsen) for renovation of the South Campus Academic Buildings (S-7 and S-9).
- e. Consideration of Approval to Contract for Architectural Services for College Wayfinding Signage Project
  - i. This item requests consideration of approval of a contract with Collaborate Architects, LLC (Collaborate) to provide architectural design and project management services for the College Wayfinding Signage Project. This project is funded through the 2008 Bond program.
- f. Consideration of Approval to Contract for Additional Engineering Services for the Central Campus Petrochemical Process Training Unit
  - i. This item requests consideration of approval of a contract amendment with Tellepsen Engineering, LLC (Tellepsen) to provide construction administration services. A need for construction administration services from the Engineer of Record has become evident. These services include responding to Requests for Information, reviewing and approving component submittals, periodically observing progress and quality of work, and potentially modifying aspects of the design as required for satisfactory completion of the project.
- g. Consideration of Approval to Purchase Control Equipment for Central Campus Petrochemical Process Training Unit
  - i. This item requests consideration of approval to purchase a Control System components and software to be utilized as part of the petrochemical process training unit at Central Campus.
  - ii. Exact and final cost has not been determined as bids are still being received. The Board of Trustees will be provided final cost and vendor recommendations at the Board meeting scheduled for September 10, 2018.
- h. Consideration of Approval to Purchase Maintenance Training Simulator Platforms for Central Campus Petrochemical Process Training Unit
  - i. This item requests consideration of approval to purchase Maintenance Training

Simulator (MTS) platform equipment to be utilized as part of the petrochemical process training unit at Central Campus.

- ii. Exact and final cost has not been determined as bids are still being received. The Board of Trustees will be provided final cost and vendor recommendations at the Board meeting scheduled for September 10, 2018.
- i. Based on discussions between the Board committee members and staff, it was determined that a review of the prior processes to determine the pools of architects will be reviewed at the next Building Committee Meeting. Additionally, the evaluation process and committee structure for selecting and reviewing CMR or similar contractors will be reviewed.

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

a. Security Master Plan Report

- i. Guidepost Solutions was authorized by the Board to develop a Security Master Plan and a final report has been received. Multiple revisions to this report were required to capture the original objectives of the study. Presentation of the findings and recommendations made by the consultant, and the recommendations and responses of the College project team, were presented.
- ii. Progress reports will be given to the Building Committee at least annually.
- iii. This report will be presented to the full Board at an upcoming board retreat.

b. Safety Data

- i. A routine OSHA audit was performed at the Central Campus Petrochem work site known as a “Dodge” inspection. The OSHA inspector observed three (3) concerns. One was an issue originating from the manufacturer of the equipment in question. The remaining two were minor and were corrected immediately.
- ii. With more than 183,075 construction hours worked on the 2015 Bond Program to date, all of the metrics are improved from the last report. The most common issue of concern is the failure to locate all buried obstacles when excavating. In order to reduce future conflicts, the College is now requiring each Construction Manager to draft a Project Specific Excavation Plan and to use ground penetrating radar (GPR) and Electro-Magnetic locating services.

c. Master Bond Program Schedule

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

d. South Campus – Softball Improvements

- i. The contractor, IKLO, has completed enclosing the practice facility building. Completion is planned for the end of September 2018.

e. Central Campus – Center for Petrochemical, Energy, and Technology

- i. The paving is complete and the concrete roof has been placed. The masonry veneer is being applied over insulation. Interior work continues to progress with plumbing, air conditioning and electrical work underway. The overall project

remains approximately one month behind schedule due to previous rain delay conditions. Effort is being made to recover the lost time.

- f. Central Campus – Glycol Unit, Process Plant
  - i. Austin Industrial has moved their construction office onto the site and dirt work is being carried out to prepare for installation of the foundation of the unit.
- g. Central Campus – Welcome Center
  - i. The building design is finalized, and furniture and interior graphics are being selected. A ground breaking ceremony is scheduled for September 2018. The final drawings have been reviewed and issued to Tellepsen for production of a Guaranteed Maximum Price proposal.
- h. Central Campus – Frels Renovation
  - i. A Limited Notice to Proceed has been issued to Flintco and they are beginning work on a Guaranteed Maximum Price proposal. Asbestos abatement will begin on the third floor and demolition as soon as the building permit is received. Work will progress one floor at a time with completion planned for August 2019.
- i. Central Campus – Davison Building Renovation
  - i. A technical condition assessment of the building has been completed and architectural programming effort has been started.
- j. Central Campus – Central Plant Upgrade
  - i. The plans for the upgrade are being developed for implementation in November and December 2018, and January 2019. Scheduling is being carried out to assure no impact to students.
- k. North Campus – Cosmetology and Culinary Center
  - i. A construction permit was received and the Notice to Proceed issued to the general contractor, Tellepsen. Construction mobilization is expected to commence within the next two weeks.
- l. North Campus – Spencer, Brightwell, and Wheeler Renovation
  - i. The architectural programming process has been completed and a final report document is being circulated for signatures. With the Board’s approval of the proposed Construction Manager-at-Risk, work will begin with the architect to complete the renovation design package.
- m. North Campus – Underground Utility Tunnel
  - i. Construction contractor, Brandt, is mobilized and excavating to install a new natural gas line. Asbestos has been abated in the tunnel and modifications to the

hot water pipes are in progress.

- n. North Campus - Burluson Building, Early College High School
    - i. Kirksey Architects has issued their 50% construction documents for review. Once the Board reviews and provides approval of a Construction Manager-at-Risk, (approval request will be at September 10, 2018 board meeting) final costing can be developed. This project will also be performed in phases to provide minimal disruptions to classes.
  - o. South Campus – Engineering & Technology Building
    - i. This project is awaiting building permit issuance from Harris County to begin work. Tellepsen is preparing the GMP proposal with anticipated work planned to begin in September 2018.
  - p. South Campus – Cosmetology Building
    - i. This project is awaiting a final building permit from the City of Houston. The final GMP is being reviewed and construction is planned to commence once it is executed.
  - q. South Campus – Longenecker Renovation
    - i. Following review and approval of the Construction Manager-at-Risk by the Board, costing and project construction phasing can be finalized. Construction is planned to commence at the end of the fall 2018 semester.
  - r. South Campus – HVAC Building
    - i. The construction permit is expected to be issued by the City of Houston soon. The construction manager-at-risk is working with the architect to resolve all outstanding issues to begin work once the permit is issued. Efforts are being made to have the building ready for use during the spring 2019 semester.
  - s. South Campus – Academic Building Renovation (S-7, S-9)
    - i. Review and approval of a Construction Manager-at-Risk by the Board next month will allow for development of costing and project phasing information. It is anticipated that the GMP will be brought forward for consideration in September 2018.
  - t. Campus Wide – Data Closets
    - i. Project completion is planned for September 2018. Generators and condensing units are being installed currently.
- VI. Financial Report – 2008 Bond, 2008 Supplemental Bond, 2015 Revenue, and 2015 Bond Projects
- i. These reports were not discussed.

VII. Project Updates – Operating

a. Safety Metrics

i. These reports were not discussed.

b. Schedule Update

i. These reports were not discussed.

c. Financial Reports

i. These reports were not discussed.

VIII. Status of Delegated Authority

a. An updated report on status of delegation of authority was presented.

b. The status of delegation of authority report will be updated monthly to remove closed items.

IX. Adjournment – The meeting was adjourned at 4:58 p.m.