

**BOARD BUILDING COMMITTEE  
SAN JACINTO COMMUNITY COLLEGE DISTRICT  
August 16, 2022**

Members Present: Dan Mims & John Moon, Jr.

Members Absent: Marie Flickinger and Erica Davis Rouse

Other Trustees Present: None

Others Present: Brenda Hellyer, Carin Hutchins, Bryan Jones, John Haugen, Deborah Paulson, Charles Smith, Ann Kokx-Templet, and Teri Zamora

- I. Dan Mims called the meeting to order at 4:03 p.m.
- II. Roll call of the Committee members was taken by Dan Mims:
  - Marie Flickinger (Ex-officio member), absent
  - John Moon, Jr., present
  - Erica Davis Rouse, absent
  - Dan Mims, present
- III. Approval of Minutes from the May 25, 2022, Building Committee Meeting was completed. Motion was made by J. Moon to accept the minutes and seconded by D. Mims.
- 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 Contract for North Campus Interconnect Pipeline
      - This item requests approval to contract with Brandt Companies, LLC (Brandt) to connect the North Campus east and west central plant hydronic systems.
      - On February 1, 2021, the Board delegated authority to the Chancellor to approve the method of procurement best suited for each construction or renovation project. On June 7, 2022, the Chancellor’s designee approved the competitive sealed proposals (CSP) methodology for the North Campus Hydronic Interconnection project.
      - CSP #22-48 was issued on June 15, 2022, to procure construction services for this project. Three responses were received and evaluated by a team comprised of representatives from facilities maintenance, campus administration, and ACR Engineering, Inc. The evaluation and ranking of the submittals were based on criteria published in the solicitation. The Brandt Companies, LLC received the highest overall score.
      - Completion of this project will result in a hydronic interconnection pipeline between the existing east and west central plants at North Campus. This connection is expected to result in improved energy efficiency, occupant comfort, equipment longevity, and system reliability.
      - The estimated expenditure for this project is \$2,163,703 including

- contingency funds and will be funded from the 2015 Bond Program Deferred Maintenance budget.
- B. Hellyer inquired as to whether the College was satisfied with the solicitation scoring and vendor choice.
  - C. Smith noted that the College has worked with Brandt in the past and was satisfied with their quality of work. He noted that during the solicitation process an evaluator had a contractual question that the selected vendor must address before the recommendation is finalized.
- Consideration of Approval of Additional Funds for Architectural Services for Central Campus West Classroom Building (C2) Renovations
    - This item requests approval the expenditures for additional funds for architectural services from HKS, Inc (HKS) for the design of Central Campus West Classroom Building (C2) renovations.
    - In June 2016, the Board approved a pool of architects for 2015 Bond projects selected through a request for qualifications, Project Number 16-15. In March 2020, the Board approved a contract with HKS to design the renovation for the Central Campus West Classroom Building (C2). HKS was selected for the project based on their recent experience with the adjacent McCollum Building.
    - This action will authorize the contract expenditure to align with the project cost of work, which may increase as approved within the allocated budget. The contract fee of seven percent is in accordance with the architect services fee schedule approved by the Board in June 2016.
    - In March 2022, the Board approved an expenditure of \$400,000 for architectural services. This request will revise the approved expenditure to be seven percent of the cost of work at \$11,706,956, which calculates to \$819,487. This expenditure will be funded from the 2015 Bond Program.
    - This item was presented without further discussion or questions from the Building Committee.
  - Consideration of Approval of Additional Funds for Professional Services for College Wide Higher Performing Buildings
    - This item requests the Board to approve the expenditure of additional funds for architectural and engineering services to support the higher performing buildings initiative.
    - Request for qualifications #22-24 was issued on December 17, 2021, to select a pool of firms well versed in the design and operation of heating, ventilation, and air-conditioning (HVAC) systems in the general Houston climate. Eleven firms responded and each was assigned a building or buildings to evaluate based on their historical experience with each building, if any, and the size and complexity of each building.
    - The firms are required to employ both their general knowledge of HVAC principles and their specific knowledge of college buildings and HVAC system design. College buildings will be evaluated on an individual building basis and will involve the study of all air handling system components. The firms will be engaged to assess existing conditions to determine if a cost-effective path exists for the conversion of the HVAC systems which will enable them to be operated in a manner that significantly enhances the quality of supplied air to the building. Based on the results of the study, the College

will identify buildings that may be modified to meet the higher performance standards.

- The initial assessment portion of this project was divided into two subsets of buildings. The assessments on the first subset of buildings are complete or nearing completion and are under review by college personnel. The department is ready to release the remainder of the buildings for assessment.
- In January 2022, the Board approved an expenditure of \$175,000 for the first subset of buildings. This request will increase the amount by an additional \$75,000 to complete assessments on the remainder of the buildings for a total of \$250,000. No single contract will exceed \$100,000. This initiative will be funded from the Higher Education Emergency Relief Fund (HEERF) grant.
- This item was presented without further discussion or questions from the Building Committee.

- Operating Funds
  - None.

#### V. Project Updates

- Bond Funds (Reported by Charles Smith)
  - C. Smith began with the introduction of the College's new Director of Capital Projects, John Haugen.
  - Safety Metrics
    - Zero safety incidents were reported in the past few months. The College's recordable incident rate for construction continues to be less than a third of the rate reported for building construction nationwide.
    - Zero property damage incidents reported.
    - C. Smith noted that despite the safety training, he is still noticing minor safety issues on construction sites.
    - D. Mims inquired as to what these minor safety issues are.
    - C. Smith replied with examples such as: missing safety goggles or gloves.
  - Schedule Updates
    - The College is nearing completion on the larger Bond projects and phasing out the program management services of AECOM by the end of August 2022. The College will manage the remaining projects in-house.
  - Progress Updates
    1. Central Campus – Welcome Center Extended Site
      - Construction of the roundabout is complete.
    2. Central Campus – Anderson-Ball Classroom Building
      - The project is complete.
      - It has become apparent, now that the building is occupied, that additional acoustic panels will be required in collaborative workspaces and the projected completion for this request is set for the end of October 2022.
      - The gate systems and access platform for the make-up water system was completed last week. The final task of installation and connection of the system pumps will follow. The system is projected to be commissioned within the next thirty days.
    3. Central Campus – McCollum Building – Mini Project
      - Construction of walkways to the east courtyard were added and corrected

- drainage on the west side has been completed. Stairwells in the north tower were refurbished and a few security features were added (C2 & C4 gates, C3 storefront, and vestibule).
- Project completion is projected for the end of August 2022; however, due to distribution delays, this date could change. The delivery timing of the storefront glass and outdoor benches are currently uncertain.
4. Central Campus– Technical Education (C31)
    - The PO has been issued for re-roofing of the C31 Building. A project schedule will be established once material updates have been provided.
  5. Central Campus– West Classroom Building (C2)
    - This capital renewal project is still in the design phase and is projected to be completed along with the permit application in November 2022. The current plan is to issue procurement packages in September 2022 to allow for long lead-time of mechanical and electrical components.
  6. Central Campus – Anders Gym
    - Approval for demolition was previously granted by the Board and the formal demolition solicitation will be issued this week with a contract anticipated in October 2022.
  7. North Campus – Wheeler Building (N10)
    - Foundation for the generator to support the Police and IT spaces is being poured this week. The generator delivery has been delayed due to supply chain issues and is projected to arrive between October and December 2022.
  8. North Campus – Industrial Technology (N19)
    - Delivery delays with electrical and air conditioning components have extended to December 2022 and as a result, work will be suspended until equipment arrives.
  9. North Campus– N7, N8, & N9 Roof Replacement
    - This project is in solicitation. The College has received a good response from the contracting community along with comments about price volatility and long material lead times. The College will work with vendors to obtain price certainty and bring a recommendation forward to the Board in October 2022.
  10. South Campus – Primary Electrical Upgrade Phase II
    - Due to supply chain issues, this project was halted at the beginning of July 2022. Replacement switchgear is now anticipated for delivery in December 2022 with plans to complete the project early in 2023.
  11. South Campus – Domestic Water Project
    - This project has not changed since the previous report. The system is functional, but still has not received final approval from the City of Houston. The College is cooperating with the City as they work through their internal processes.
  12. South Campus – S7 – S9 Roof Replacement Project
    - Delivery of roof materials to the College has been delayed until the end of August 2022 and therefore has pushed back the start date. The College has continued to work on connecting the new downspout locations to existing storm drains. Completion of this project is projected for November 2022.
  13. South Campus – Drainage Project

- This project is complete.
- 14. Generation Park – North Entrance Road
  - Work has begun to mark pipelines and remove trees. Storm sewers are currently being replaced and the project is currently running on schedule.
- 15. LoanSTAR – SECO Projects
  - The College is working to resolve issues related to higher pricing and longer lead times. The College is on schedule for completing the projects within the approved extended timeline.
- Financial Updates
  - All reports were presented without questions or comments.
    - 2008 Bond
    - 2015 Bond
    - Generation Park
    - LoanSTAR
    - Bond Interest Earnings
- Operating Funds (Reported by Bryan Jones)
  - Safety Metrics
    - There was one minor incident reported in June in which an employee was pinched in a moving cart, not requiring medical attention.
  - Schedule Updates
    - An overview of the Fiscal Year 2022 minor projects was presented.
    - Special mention was given to the following projects:
      - College-Wide Door Lock Survey
      - College-Wide Accessibility Study
      - South Campus – S9 Foundation Repair
    - This report was presented with no further comments or questions.
  - Progress Updates
    - An overview of the College’s Fiscal Year 2022 maintenance requests was provided and discussed.
    - Lifecycle Safety System Inspection Study was reviewed.
    - Facilities Safety Training Program was mentioned.
  - Financial Updates
    - Repair and Renovation – This report was presented with no comments.
- VI. Status of Delegation of Authority
  - One delegation was completed and reported; there are no items pending.
- VII. Adjournment – The meeting adjourned at 4:31 p.m.