

BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
March 22, 2022

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

Members Absent: Marie Flickinger

Other Trustees Present: None

Others Present: Brenda Hellyer, Carin Hutchins, Bryan Jones, 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, present
 - Dan Mims, present
- III. Approval of Minutes from the November 30, 2021, and February 22, 2022, Building Committee Meeting was completed. Motion was made by E. Davis Rouse to accept the minutes and seconded by J. Moon.
- 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 Interior LED Lighting Retrofit Project
 - This item requests approval to contract with E3 Entegral Solutions for an interior LED lighting retrofit project.
 - CSP #22-28 was issued on February 1, 2022, to procure construction services for this project. Six responses were received and evaluated by a team comprised of representatives from the facilities services department. The evaluation and ranking of the submittals were based on criteria published in the solicitation. E3 Entegral Solutions received the highest overall score.
 - This project will replace approximately 5,690 incandescent and fluorescent lamps within the College with new, energy-efficient, maintenance-saving, LED lamps and fixtures. Energy savings from the conversion to LEDs will generate a simple payback of nine years.
 - The estimated expenditure for this project is \$507,537 including contingency funds and will be funded from LoneSTAR Program budget.
 - D. Mims inquired about the driving force for this project.
 - C. Smith noted that the College received funding to improve all campus energy efficiency.
 - B. Jones reported that LED will last longer than fluorescent lighting and will require much less maintenance for lamp replacements.
 - E. Davis Rouse asked about the timeline to recoup costs from this purchase.

- C. Smith noted that based on research, the College expects to see a return within 9 years.
- B. Hellyer asked if the College had any concerns about the price difference between vendors noted in the bid recap summary.
- C. Smith stated we are not concerned about the price difference between the companies. He reported that the top three were competitive bids. E3 Entegral Solutions has successfully provided this service to many different Independent School Districts.
- Consideration of Approval to Contract for Roof Replacements, S7 & S9
 - This item requests approval to contract with FMG Construction Group, LLC to replace the roofs of the South Campus buildings S7 and S9.
 - CSP #22-33 was issued on February 9, 2022, to procure construction services for this project. Six responses were received and evaluated by a team comprised of representatives from the capital projects and facilities services departments and Huitt-Zollars.
 - Approval of this request will allow the current modified bitumen roof systems, which are at the end of their anticipated life, to be replaced. As part of this replacement, interior roof drains will be replaced with exterior downspouts and the roof made solar ready. Failure to replace the roofs this year could result in water damage to the buildings.
 - The estimated expenditure for this project is \$2,215,000 including contingency funds and will be funded from accumulated Bond earnings.
 - This item was presented without further discussion or questions from the Building Committee members.
- Consideration of Approval of Additional Funds for Civil Engineering Services
 - This item requests the Board to approve the expenditure of additional funds for engineering services from IDCUS, Inc. for the South Campus domestic water upgrades project.
 - In July 2020, the original project contractor was terminated, and a new contractor was engaged to complete the work. Delays by the original contractor and subsequent events have extended the engineer's service commitment by twelve months beyond the original estimate.
 - IDCUS was included in the pool of recommended technical professional consultants that were pre-screened and approved by the Board on November 7, 2016, for use on 2015 Bond projects.
 - This action will approve funding for IDCUS to continue to provide support of the construction effort in order to complete the project.
 - In May 2019, the Board approved \$153,000 for engineering services. This request will increase that amount by \$62,000, for a total of \$215,000. This expenditure will be funded from the 2015 Bond Program.
 - This item was presented without further discussion or questions from the Building Committee.
- Operating Funds
 - None.

V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
 - Safety Metrics
 - There were two near misses in February 2022, both at the College's N-19 Renovation Project. One incident involved improper personal protection equipment (PPE), and the other worker was noted to be on the roof with improper safety equipment.
 - There was one OSHA recordable injury involving a contracted employee who sustained an injury to his eye requiring medical attention.
 - There was one property damage incident at South Campus Domestic Water Project when a worker on an excavator brushed a buried pipe and cracked the fitting.
 - 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 minus landscaping and the installation of the monument. Work on the foundation of the monument will begin at the end of March 2022.
 2. Central Campus – Anderson-Ball Classroom Building
 - The project is nearing completion. Finishes are progressing throughout the building with the installation of graphics which is expected to be completed by the end of March 2022.
 - The connection to Davison is complete. Landscaping and the majority of signage is complete.
 - The College plans to start moving faculty into their offices in the month of April 2022.
 3. Central Campus – Automotive and Career Center
 - Construction of the air-cooled chiller addition is complete, and close out is in progress.
 - The final electrical and instrumentation connections were completed.
 4. Central Campus– Central Plant
 - The central plant was brought down for maintenance and when started back up, caused chilled water pipes in the O.W. Marcom Classroom Building to fail in several places. The system was repaired.
 5. North Campus– Industrial Technology Building (N-19)
 - New ductwork, piping, and new roofing is nearing completion. Unfortunately, there have been many delays in delivery of electrical and air conditioning equipment which may delay the project beyond its original completion date of April 30, 2022, to mid-summer.
 6. South Campus – Domestic Water
 - The project is functionally complete with a projected week or two more for backfilling, clean-up, and detailed work.
 7. South Campus – Jones Building
 - Temporary certificate of occupancy has been received. This area will soon be equipped with furniture as a student gathering and study space.
 8. South Campus – Old Central Plant
 - Transformation of this area has been completed and converted to a paved

plaza with shade structure for student gathering.

9. South Campus – General Services Building
 - Interior construction is nearing completion, and the shop area is functionally complete.
 - Improvements to the exterior have begun with the estimated project completion date of May 2022.
 10. South Campus – S22 Childcare Building
 - Demolition is complete. Sidewalk patching is scheduled, and grass will cover this area.
 - E. Davis Rouse inquired about future plans for the space.
 - C. Smith noted that the area is master planned for classrooms, but this is projected to be much further in the future and will be based on enrollment numbers.
 11. Maritime Campus – Davit Project
 - Equipment bases were fitted last week, and the bases will be set and grouted into place. The davits have arrived at the Port of Houston and are projected to be installed March 29, 2022.
 12. Generation Park Campus – Expansion Lot
 - The new parking lot is complete, and the plan is set for the new entrance on the West Lake Houston Parkway to be sent out for solicitation which will increase visibility of the campus from all directions.
 13. 2008 Bond Capital Projects
 - District A1 HVAC upgrades began March 14, 2022. Air ducts were cleaned, and new control wires were run. This week, technicians began removing the old devices and ducts needing revision. The entire project is projected to be completed in approximately six months.
 14. LoanSTAR Projects
 - No major changes noted.
- 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 near miss noted when an employee slipped and fell but did not require medical attention.
 - Schedule Updates
 - Roof Access and Fall Protection Assessments were completed, and new procedures have been written. The College is establishing new designs for Fall Protection.
 - College-wide preventive maintenance was completed over Spring Break in order to reduce the impact on students and employees.
 - This report was presented with no comments.
 - Progress Updates

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- Minor Projects updates were briefly explained, and the Minor Projects Master Schedule was shared with the Committee.
 - The most significant minor projects noted were:
 - Central Campus – Courtyard drainage scope of work is projected to be completed in 7-10 days.
 - South Campus – Drainage assessment has been completed, and the College is receiving bids for the work to correct the issue.
 - Financial Updates
 - Repair and Renovation – This report was presented with no comments.
- VI. Status of Delegation of Authority
- Presented with no comments or questions; there are no items pending.
- VII. Adjournment – The meeting adjourned at 4:29 p.m.