

**BOARD BUILDING COMMITTEE  
SAN JACINTO COMMUNITY COLLEGE DISTRICT  
May 25, 2021**

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

Members Absent: None

Other Trustees Present: None

Others Present: Brenda Hellyer, Bryan Jones, Deborah Paulson, Genie Scholes, Charles Smith, Ann Kokx–Templet, and Teri Zamora

- I. Dan Mims, Building Committee Chair, called the meeting to order at 4:06 p.m.
- II. Roll call of the Committee members was taken by Dan Mims:
  - Marie Flickinger, present
  - John Moon, Jr., present
  - Erica Davis Rouse, present
- III. Approval of Minutes from the March 17, 2020, Building Committee Meeting
  - D. Mims presented the minutes from the March 17, 2020, Building Committee Meeting.
    - A motion was made by E. Davis Rouse and seconded by J. Moon to accept the minutes as presented.
- 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 Generation Park Parking Lot.
      - This item requests approval to contract with the Whiting-Turner Contracting Company for construction of a new parking lot at Generation Park Campus.
      - Competitive Sealed Proposal (CSP) was used for the procurement method and CSP #21-20 was issued on April 1, 2021. Seventeen responses were received and evaluated with Whiting-Turner Contracting Company selected to offer the College the most value.
      - This project will allow the construction of a 390 space concrete parking lot at Generation Park to accommodate anticipated growth in enrollment. The new parking lot project will include storm drainage, lighting, emergency phone, landscaping, irrigation sleeving, concrete walks, and land clearance.
      - The contract value for this project is \$2,379,000 which includes a 10% contingency amount.
      - M. Flickinger inquired about the number of parking spots being added.
      - C. Smith replied that this addition provides a total of approximately 800.
      - M. Flickinger asked about the required spaces needed in order for campus signage on the Beltway to be installed. C. Smith said that this addition will meet the requirement and that Harris County Toll Road Authority signs were

- on order and would take approximately six to eight weeks for installation.  
Texas Department of Transportation signs are awaiting final approval.
- Consideration of Approval to Contract for College-Wide Fire Alarm Upgrade and Integration Services.
    - This item requests approval to contract with Siemens Building Technology for fire alarm upgrade and integration services.
    - Competitive Sealed Proposal was used for the procurement method and CSP #21-18 was issued on April 1, 2021. One response was received and evaluated.
    - This project will consist of implementing a central monitoring station, and all associated hardware, software, materials, labor and programming and will result in a college-wide fire alarm system integration to enable college personnel to monitor status and alarms for every fire alarm system in all buildings throughout the College.
    - The estimated expenditure for this project is \$1,086,525 including contingency funds.
    - B. Hellyer inquired about the upgrade and C. Smith provided a history of the current system noting that the College has four types of systems, two of which are unsupported and the third will expire soon.
  - Consideration of Approval to Contract for Direct Digital Controls Network Upgrades, Package VII.
    - This item requests approval to contract with Siemens Industry to provide equipment and installation of Package VII of a building automation/energy management system upgrade project.
    - The College's direct digital control (DDC) system allows remote electronic control of utility systems and provides the ability to balance building comfort with minimal energy usage. Package VII consists of further installation of energy and water meters connected to the Siemens control system, repairs to existing systems found during commissioning of other packages, and completion of Siemens Desigo product upgrades.
    - The scope of this project will include necessary physical components and upgrades to the DDC systems at targeted locations across the College. This work includes upgrading buildings currently running the older Siemens Apogee system to the newer Siemens Desigo user interface. It will also install digital utility meters in other buildings resulting in digital coverage of the top 80 percent of the College footprint. The proposed upgrades will provide the necessary controls to allow the College to optimize energy performance and utility spend.
    - The estimated expenditure for the Package VII is \$400,000 which includes a fourteen percent contingency.
    - E. Davis Rouse asked if this will communicate with the fire alarms.
    - C. Smith noted that the fire alarm system will run independently but can be viewed on the DDC console.
  - Consideration of Approval to Contract for Exterior Lighting at Fairmont Parkway Entrance.
    - This item requests approval to contract with Pfeiffer & Son, LTD to install exterior lighting at the Fairmont Parkway entrance for the LyondellBasell Center for Petrochemical, Energy, & Technology (CPET) building.

- CSP #20-17 was issued on March 25, 2021 to procure construction and electrical services for this project. Six responses were received and evaluated by a team.
    - This project will provide for the installation of new pole mounted luminaires along the walkway linking the main campus to the LyondellBasell Center for Petrochemical, Energy, and Technology building, as well as at the new campus entrance off Fairmont Parkway. These lights will significantly improve exterior lighting in the southern half of the campus.
    - The estimated cost of work for this project is \$176,800 including contingency funds.
  - Operating Funds
    - Consideration of Approval to Ratify Emergency Purchases Due to Severe Winter Weather.
      - The College was heavily affected by the February 2021 freeze requiring substantial remediation and repairs. The S1 South Campus Science and Allied Health Building suffered two ruptured HVAC coils which lead to the air handlers leaking water into the building through the air duct system. It is estimated that the building incurred somewhere between 10,000 to 30,000 gallons of water damaging the ceilings, walls, floors and furniture with 60 percent of the building affected.
      - The estimated cost for the larger expenditures related to College freeze damage is listed below:
        - \$3.67 million for remediation
        - \$214,000 flooring replacement
        - \$180,000 coil replacement in air handlers
        - \$92,100 furniture repair and/or replacement
        - \$116,452 fire alarm repair
      - The College's Generation Park Building also sustained damage from the freeze when the cooling unit was damaged.
      - The estimated cost of damage at Generation Park is:
        - \$196,000 cooling unit replacement
      - T. Zamora offered that the College's insurance deductible is \$50,000 and that the College plans to submit a claim through FEMA for reimbursement of damages.

## V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
  - Safety Metrics
    - There was one safety event noted this month.
      1. Property damage occurred at the Central Campus Classroom Building when a scissor lift that was being raised using a telescoping boom fell. No one was injured, and the cost of the damage will be covered by the contractor.
  - Schedule Updates
    - In January 2021, the College approved several Deferred Maintenance Projects. These small improvements are listed on the Bond Master Schedule which will be updated monthly to account for any new projects.

- Due to COVID, the College has experienced shortages in supplies and materials as well as delivery delays which are pushing the building projects behind schedule and affecting the planned completion of the Central Campus Classroom Building, Central Campus McCollum Building and South Campus Jones Building.
- Progress Updates
  1. Central Campus – CPET Extended Site
    - Construction on the walkway connecting CPET to the main Central Campus is complete except for installation of safety lighting from Fairmont Pkwy to Shochler Road and final disposition of a very large pile of dirt which is being used to top dress the old golf course area of the campus in preparation for future development.
  2. Central Campus – Welcome Center Extended Site
    - Contract was awarded and construction is scheduled to begin in the next few weeks. The estimated completion date is fall 2021
    - A focal point structure for the new gateway is in design.
  3. Central Campus – Classroom Building
    - External fire staircase is nearly complete and the window frames are in.
    - Waterproofing has been completed on half the building and bricking will begin once the rain dissipates.
    - The College hosted a second successful Mass Timber Conference featuring the construction at the Central Campus Classroom Building.
  4. Central Campus – McCollum Building
    - First Phase of the project is completed.
    - Temporary Certificate of Occupancy has been received.
  5. North Campus – Brightwell Building
    - Completion was delayed a couple of weeks to reconfigure the main entrance to incorporate a new handicap ramp.
  6. South Campus – Access Security
    - In order to complete the scopes of work required by the 2018 Security Master Plan, the College will require approximately an additional \$50,000. A reallocation of funds was requested with the understanding that any remaining funds will be moved to the Deferred Maintenance Project account.
  7. South Campus – Sanitary Sewer Rehabilitation (Domestic Water)
    - Shut down for connection is scheduled for the first weekend of June, 2021.
    - Project is projected to be completed by mid-July, 2021.
  8. South Campus – Jones Building
    - A portion of the second floor was removed to allow the creation of a new south entrance atrium.
  9. South Campus – Chilled Water Infrastructure (Central Plant)
    - The Central Plant was initially built one foot too low to meet the current flood rules. This discovery has delayed the completion of this project by approximately two weeks while it is raised. The engineer is covering the costs.
  10. Maritime Campus – Maritime Davit
    - This project will permit the College to continue offering a full spectrum of Coast Guard, BOSIET and STCW training.

- This project is delayed due to contractor issues.
  - 11. Campus-Wide - Supplemental Projects
    - Masonry repairs and window replacements have been completed.
    - Elevator modernization is on schedule.
  - Financial Updates
    - 2008 Bond – This report was presented with no comments.
    - 2015 Bond – This report was presented and C. Smith indicated that the remaining spend-out is in progress. A request to reallocate residual funds was discussed in detail and will be brought to the Board of Trustees at the next retreat.
    - Generation Park – This report was presented and was noted to have come in under budget. The remaining funds for this project will be used for an enlarged parking lot and mulching to prepare the ground for future building.
- Operating Funds (Discussion led by Bryan Jones)
  - Safety Metrics
    - There were two safety incidents reported this month requiring only a doctor’s visit.
      1. An employee was struck from behind while operating a motor vehicle. The employee was examined by a doctor and noted to have only suffered a sore shoulder.
      2. An employee sustained a small cut from a putty knife requiring only a band aid.
    - The College incurred one fire water system failure at the South Campus but no classes were affected.
  - Schedule Updates
    - The report was presented with no comments.
  - Progress Updates
    - Minor Projects updates were briefly explained.
    - Campus Wayfinding is in the final phase. Campus Deans are working with Facilities Services to ensure that all campus signage is up to date.
    - Campus monument signs are completed.
  - Financial Updates
    - Repair and Renovation – This report was presented with no comments.

VI. Status of Delegation Of Authority

- Presented with no comments or questions.

VII. Adjournment – The meeting adjourned at 4:59 p.m.