

**BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
February 22, 2022**

Members Present: John Moon, Jr.

Members Absent: Marie Flickinger, Dan Mims, and Erica Davis Rouse

Other Trustees Present: None

Others Present: Brenda Hellyer, Carin Hutchins, Deborah Paulson, Charles Smith, Ann Kokx-Templett, and Teri Zamora

- I. John Moon, called the meeting to order at 4:17 p.m.
- II. Roll call of the Committee members was taken by John Moon, Jr.:
 - Marie Flickinger (Ex-officio member), absent
 - John Moon, Jr., present
 - Erica Davis Rouse, absent
 - Dan Mims, absent
- III. Approval of Minutes from the November 30, 2021, Building Committee Meeting was not completed, as due to unforeseen circumstances a quorum was not met.
 - J. Moon noted that the minutes from the November 30, 2021, Building Committee meeting and current project recommendations were previously emailed to the Committee for review. The November 30, 2021, Building Committee minutes will be voted on at the next Building Committee meeting.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (Discussion led by Chuck Smith)
 - Bond Funds
 - Consideration of Approval to Contract for South Campus Primary Electrical Infrastructure Upgrade Phase II
 - This item requests approval to contract with Pfeiffer & Son, Ltd. for electrical infrastructure upgrades at South Campus. Phase II will complete the remainder of the originally envisioned upgrades.
 - The Phase II upgrades will replace end-of-life switchgear and eliminate the remaining overhead conductors.
 - The estimated expenditure for this project is \$2,237,600 including contingency funds and will be funded from the 2015 Bond Program.
 - This item was presented without further discussion or questions from the Building Committee.
 - Consideration of Approval to Contract for Central Campus Chiller Replacement
 - This item requests approval to contract with HTX Industrial for the Central Campus chiller replacement project.
 - CSP #22-26 was issued on January 13, 2022, to procure construction services for this project. Three responses were received and evaluated.
 - Approval of this request will allow the College to contract for the replacement

- of three existing 21-year-old chillers in the fall of 2022 when peak chiller capacity is not required. The more efficient units coming into service will have an anticipated working life of 25 years.
 - The maximum budget for this project per the LoneSTAR contract is \$1,831,680 including contingency funds and will be funded from the LoanSTAR Contract CL-380.
 - This item was presented without further discussion or questions from the Building Committee.
- Consideration of Approval to Contract for North Campus Chiller Replacement.
 - This item requests approval to contract with HTX Industrial for the North Campus chiller replacement project.
 - CSP #22-27 was issued on January 13, 2022, to procure construction services for this project. Two responses were received and evaluated.
 - Approval of this request will allow the College to contract for the replacement of the one existing 20-year-old chiller in the fall of 2022 when peak chiller capacity is not required. The more efficient unit coming into service will have an anticipated working life of 25 years.
 - The maximum budget for this project per the LoneSTAR contract is \$712,320 including contingency funds and will be funded from the LoanSTAR Contract CL-380.
 - This item was presented without further discussion or questions from the Building Committee.
- Consideration of Approval to Contract for Architectural Services for Central Campus Building C2
 - This item requests approval to contract with HKS, Inc. to provide architectural services for the design of Central Campus Building C2 renovations.
 - In June 2016, the Board approved a pool of architects for 2015 Bond projects. A review process was conducted to assess which firm is the most highly qualified and best suited for each project. It is recommended that HKS design the renovation for the Central Campus Building C2 because of their recent experience with the McCollum Building.
 - The architect's proposed fee shall not exceed \$400,000, exclusive of estimated reimbursable expenses. The proposed fee is within the Board approved rate parameters based on the anticipated cost of work. The 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 to Contract for North Campus N7, N8 & N9 Roof Architectural Services
 - This item requests approval to contract with Huitt-Zollars, Inc. for the design to replace the roofs at North Campus Buildings N-7, N-8, and N-9, including the demolition of the existing observation tower on Building N-8.
 - The architect's proposed fee shall not exceed \$125,000, inclusive of estimated reimbursable expenses. The proposed fee is within the Board approved rate parameters based on the anticipated cost of the project. These expenditures will be funded from accumulated bond earnings.

- 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 was one OSHA recordable injury in November 2021 when a terrazzo worker injured his finger requiring stitches. Two property incidents were noted in November 2021 with no expense to the College.
 - A domestic water line was cut by a trencher at the Central Campus McCollum building.
 - A conduit was damaged at the Central Campus Classroom.
 - Schedule Updates
 - The College is phasing out the Bond programs and the program management services of AECOM which are projected to be completed 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 functionally complete and open for traffic. Landscaping and the monument are projected to be complete by late May 2022.
 2. Central Campus – Anderson-Ball Classroom Building
 - Finishes are progressing throughout the building.
 - Installation of solar panels on the roof are complete.
 - J. Moon inquired as to whether the solar panels would impede the roof structure. C. Smith responded that they would not.
 3. Central Campus – McCollum Building
 - Construction is complete and close out is in progress.
 - Additional minor projects were identified to be completed soon, and are noted below:
 - Safety and drainage improvements outside the new elevator
 - Improvements to the East courtyard
 - Addition of storefronts and security gates
 - Addition of walk-off grates to the tower lines
 4. Central Campus – Maintenance Building (M1)
 - College administration is withdrawing the recommendation for complete demolition of M1
 - The new scope of work is to gut the structure and use it for storage, due to utility infrastructure located in the building, in support of other structures.
 5. North Campus – Spencer, Wheeler, Brightwell Buildings (N7,8 & 9)
 - The final removal of the observation tower located on N8 will occur in the next few weeks due to potential point of failure during wind and rain events.
 6. South Campus– Primary Electrical
 - Beginning of Phase II will replace the last of the above ground electrical lines and end-of-life switchgears. The scope of work had to be redesigned due to the city requiring additional backflow preventers.

- The connection process will begin mid-March 2022.
- Water will be cut off to some of the buildings on South Campus in the initial days following Spring Break.
 - B. Hellyer inquired as to whether the provost would be notified as to which buildings would be impacted prior to classes resuming.
 - C. Smith noted a list of affected buildings would be provided in advance.
- 7. South Campus – Jones Building
 - The interior is essentially complete with only exterior work remaining. The anticipated completion date will be the end of March 2022.
- 8. South Campus – General Services Building
 - Renovation is progressing with the completion of both the interior structural and MEP scopes. This project is projected to be completed by May 2022.
- 9. South Campus – Academic Building
 - Design of re-roofing of S7 and S9 is complete, and plans have been submitted for a permit.
- 10. Maritime Campus – Davit Project
 - Maritime davits are still in transport. The projected arrival is March 2022 with estimated project completion set for April 2022.
- 13. Generation Park Campus – Parking Lot
 - The parking lot expansion is complete.
- 14. LoanSTAR Loan Agreement
 - LoanSTAR projects are advancing. A formal extension request was submitted due to 10-month lead times that vendors have quoted for the replacement chillers.
 - The Utility Assessment Report and inspection of the buildings to identify malfunctions and operating errors is complete.
 - The College’s Energy Management and HVAC teams are working to correct identified deficiencies.
 - The College’s plumbers are actively engaged in replacing touchless faucets throughout all campuses.
 - Four projects are in the process of award or purchase.
 - Three projects are in solicitation.
 - Two projects are still in engineering.
- 15. Higher Education Emergency Relief Act – HEERF Projects
 - Engineering proposals to study College Wide buildings to improve air quality are being received and reviewed.
- 16. 2008 Bond Capital Projects
 - Relocation of air-cooled chillers from S-24 to C-26 to serve as back-up and part load equipment is well underway.
 - College-Wide Phase III Wayfinding is estimated to be complete by August 2022.
 - A1 HVAC upgrades will begin mid-March 2022.
 - Early College High School (ECHS) Classroom Technology Upgrades are 90 percent complete.
- Financial Updates
 - 2008 Bond – This report was presented with no comments.

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- 2015 Bond – This report was presented with no comments.
 - Generation Park – This report was presented with no comments.
 - LoanSTAR – This report was presented with no comments.
 - Bond Interest Earnings – This report was presented with no comments.
- Operating Funds (Reported by Chuck Smith)
 - Safety Metrics
 - There were two recordable safety incidents reported in December 2021.
 - An employee struck their knee requiring medical attention.
 - A painter suffered from a chemical splash to his eye.
 - Schedule Updates
 - Roof Access and Fall Protection Assessment was completed, new procedures have been written, and the College is pursuing quotes to add equipment to the five most frequently accessed roofs.
 - An Electrical Arc Flash procedure, training, and additional personal protective equipment is the Facilities Services department’s next priority.
 - College-Wide air handling system freeze protection systems were tested and proved operational by mid-December 2021. There were zero failures reported during the most recent freeze event in February 2022.
 - This report was presented with no comments.
 - Progress Updates
 - 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 – CPET Glycol Unit – relocation of the drain for the reverse osmosis unit
 - North Campus – Consolidation of advanced manufacturing training equipment from Central Campus to North Campus CIT building
 - North Campus – Furniture sourcing
 - 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 not items pending.
- VII. Adjournment – The meeting adjourned at 4:46 p.m.