

SAN JACINTO COLLEGE DISTRICT
Building Committee Meeting
January 23, 2018

Members Present: Dan Mims, John Moon, Jr., Marie Flickinger

Members Absent: Erica Davis Rouse

Others Trustees Present: None

Others Present: Bill Dowell, Brenda Hellyer, Ken English (AECOM), Chuck Gremillion (C3), Mike Harris, Mini Izaguirre, Bryan Jones, Angela Klaus, Ann Kokx-Temple, Jeff Parks, Frank Rizzo (Rizzo & Assoc.), Janet Slocum, Charles Smith, Teri Zamora

- I. The meeting was called to order at 4:03 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. Other Trustees present: None
 - d. Members absent: Erica Davis Rouse
- III. Approval of Minutes from the November 28, 2017 Building Committee Meeting
 - a. Dan Mims presented the minutes of the November 28, 2017 Building Committee meeting. A motion was made by John Moon, Jr. to accept the minutes as presented. This was seconded by Marie Flickinger. The minutes were approved as presented.
- IV. Construction Career Collaborative (C3)
 - a. Chuck Gremillion, Executive Director of Construction Career Collaborative (C3) was introduced to the meeting attendees. His presentation explained the purpose for the C3 organization and its potential benefits to the College. Questions were posed and discussed after the presentation. It is recommended that one 2015 Bond project be used as a pilot to test the program and gauge the benefits to the College. The proposed project is the Central Campus Welcome Center. At the February 5, 2018 Board Meeting, an action will be presented with an overview of the program.
- V. Recommended Projects and Delivery Methods which will provide the best value to the College (led by Bryan Jones)
 - a. Consideration of Approval of Architectural Programming Services for the North Campus Spencer, Brightwell, and Wheeler Building Renovations
 - i. This initiative will provide for architectural programming services necessary for the design of the Spencer, Brightwell, and Wheeler building renovation projects. Architectural programming defines the detailed requirements to be supported in the renovated space. These details are gathered collaboratively by the programmer from all stakeholders and are used to establish the facilities related instructional requirements, physical adjacencies, space allocation, and equipment

- requirements. While the three buildings are considered separate projects under the 2015 Bond Program, they will be managed together due to the buildings being connected.
- ii. It is proposed that HKS Architects be selected for this work with a proposed expenditure of \$172,720.
- b. Consideration of Approval to Contract for South Campus Softball Training Facility
- i. Approval of this request will authorize IKLO Construction as the contractor for the construction of a new softball training facility. A request for Competitive Sealed Proposals, Project number 18-13, was issued to procure services for this project. There were three responses to the solicitation. A team comprised of representatives from Facilities Services, South Campus administration, and AECOM evaluated the proposals. They determined IKLO Construction would provide the best value to the College and could complete the project within the established budget.
 - ii. The proposed expenditure amount for this request will not exceed \$580,000.
 - iii. Dr. Hellyer explained that the team is working diligently to stay within the \$850,000 overall budget for improvements to the softball facilities. This may require the delay or reduction in scope of the components.
- c. Consideration of Approval of a Contract for Architectural Services for the South Campus HVAC Tech Building Renovation
- i. Approval of this request will authorize a contract with Huitt-Zollars to provide architectural design services for the South Campus HVAC Tech Building renovation project. These services are required to develop the detailed plans and documents necessary to obtain construction bids and permits from the city of Houston.
 - ii. The proposed expenditure amount for this request is \$100,763.
- d. Consideration of Approval of Method of Procurement for Building Repairs on the South Campus HVAC Tech Building
- i. This request provides for use of the Job Order Contracting (JOC) method of procurement for building repairs at the South Campus HVAC Tech Building. During a facility assessment of the building, certain exterior wall and structural deficiencies were identified that require repair. It is recommended that the identified repairs be performed in advance of the renovation work in order to support the overall renovation schedule.
- e. Consideration of Approval of Contractor for Building Repairs on the South Campus HVAC Tech Building
- i. This request provides for Construction Masters of Houston to deliver the building repairs at the South Campus HVAC Tech Building. During the facility assessment of this building, certain exterior wall and structural deficiencies were identified that require repair. Construction Masters of Houston has a contract through the Choice Partners cooperative contracts program to provide JOC services.

- ii. The proposed expenditure amount for this request will not exceed \$75,000.
- f. Consideration of Approval of Method of Procurement for South Campus Longenecker Building Renovation
 - i. Approval of this request will allow the Construction Manager-at-Risk (CMR) method of procurement for South Campus Longenecker Building renovation. CMR has proven to be an effective procurement methodology that accommodates flexibility in scope development while maintaining control of risk and assures delivery of good value for projects of this type and magnitude.
- g. Consideration of Approval of a Contract for Architectural Services for South Campus Longenecker Building Renovation
 - i. This request provides for authorization to enter into a contract for architectural design services for the South Campus Longenecker Building renovation. The scope of the renovations will include recommendations from the programming and feasibility study developed by Page architects dated August 24, 2017. Additionally, the renovations will address existing regulatory and ADA requirements, architectural, civil, mechanical-electrical-plumbing, and structural concerns. The architectural design work is required to develop detailed plans necessary to bid the renovation project and obtain construction permits from the city of Houston.
 - ii. It is proposed that Page Southerland Page Architects be selected for this work with a proposed expenditure of \$995,077.
- h. Consideration of Approval to Purchase Records Management Software
 - i. This request provides for purchase of Perceptive Intelligent Capture for Transcripts software from Lexmark Enterprise Software, LLC for the College Registrar and Records Management department. Perceptive Intelligent Capture for Transcripts is an optical character recognition software that will enable the Registrar and Records Management department to efficiently capture relevant data from PDF, EDI and paper transcripts, while automatically uploading the data into Banner. This project is a 2008 Bond supplemental contingency project.
 - ii. The proposed expenditure amount for this request will not exceed \$284,954.
- i. Consideration of Approval of Contracts for Architectural Services for Early College High School Renovation Projects
 - i. This request provides for contracts with Board approved architectural firms to provide design services for the renovation of buildings, Central Campus Frels Building (C-20), North Campus Burlison Classroom (N-7), South Campus Academic Wing-North (S-7), and South Campus Academic Wing-South (S-9) to support Early College High School (ECHS) activities on San Jacinto College Campuses.
 - ii. The spaces being supplied to the ECHS programs all require some level of renovation in order to make them suitable for use by high school students under the current building codes. These renovations include revisions to mechanical systems, life safety systems, and accessibility compliance, as well as addressing

- cosmetic concerns.
- iii. In order to ensure that all issues that could impact the renovations are identified and properly evaluated, authorization is requested to engage the following architectural firms to provide building assessment and renovation design services:
 - Gensler at an estimated fee of \$291,143 for South Campus Academic Wing - North (S-7) and South Campus Academic Wing – South (S-9)
 - HKS Architects at an estimated fee of \$160,063 for Central Campus Frels Building (C-20)
 - Kirksey Architects at an estimated fee of \$127,323 for North Campus Burleson Classroom (N-7)

- j. Consideration of Approval of Method of Procurement for College Administration East Building Renovations
 - i. This request provides for use of the Job Order Contracting (JOC) method of procurement for renovations required at the College Administration East (A1) Building. The proposed project provides for mandatory accessibility compliance renovations on the first floor of the building and at the adjacent parking lots. The JOC procurement method is requested for this project in order to provide timely and accurate correction of these issues.
 - ii. Dr. Hellyer recommended that 2008 Bond contingency funds be used for this project.

- k. Consideration of Approval of Contractor for College Administration East Building Renovations
 - i. This request provides for use of Construction Masters of Houston for renovations required at the College Administration East (A1) Building. Construction Masters has a contract through the Choice Partners cooperative contracts program to provide JOC services, and complies with the competitive procurement requirement. Additionally, Construction Masters has proven to be a reputable supplier of renovations of this nature with past projects.
 - ii. The proposed expenditure amount for this request will not exceed \$136,000.

- l. Consideration of Approval to Grant Utility Easements
 - i. This request provides for authorization to grant, sell, and convey two narrow parcels of land to Harris County as easements to construct traffic signals and wheelchair ramp/sidewalks at the northeast and northwest corners of Central Campus. The County will work with the College to coordinate the timing and the extent of the construction of the improvements within the easement areas. The County will ensure that there is access to either Cunningham Road or Luella Avenue and that construction does not cause the closure of both entrances to the College to occur simultaneously.
 - ii. In consideration for granting the easements, the College will receive \$4,500 and \$4,382 in compensation for each easement, respectively.

VI. Project Updates – Bond – (presentation led by Chuck Smith)

- a. Safety Data
 - i. Reporting safety data with man-hours worked provides a neutral measure that allows individual projects to be compared in a meaningful way.
 - ii. Examples were given of the type of conditions reported as “at risk” and would require immediate corrective action. Examples of items falling in this condition are: unguarded or poorly guarded holes or hazards, trenches that have walls more than four-foot-high, ladders that fail to provide at least three feet of climbing height above their exit surface, and material being moved without the required number of tag lines or other methods to prevent the load from shifting or swinging.
 - iii. Field observations at construction sites continue to be made by College Facilities Services personnel.
- b. Master Bond Program Schedule
 - i. Weather issues have negatively impacted the construction timeline. The Petrochemical project has suffered a one-month delay due to weather. Recovery of schedule during the construction phase seems feasible.
 - ii. The Welcome Center has incurred a two-month delay in design.
 - iii. The South Campus HVAC project will be pushed back by two months due to the replacement of the architect firm.
 - iv. The South Campus utility projects and Longenecker renovations have been adjusted to reflect administrative realities.
- c. South Campus – Softball Improvements
 - i. The foundation work for the bleachers began last week after the permit was issued by the City of Houston. The cold weather conditions hindered the work, however the foundation should be completed within one week. This will allow the bleachers to be installed by mid-February. Upon Board approval to engage IKLO Construction, a contract will be issued to begin the work on the practice building.
- d. Central Campus – Petrochem
 - i. Construction continues but has been delayed by the recent cold weather. Warmer temperatures are required for proper lime stabilization and concrete curing. Building pads are complete and piers are greater than 80% complete. Some of the roadways on the east and south sides of the building have begun to be poured. Pouring of the building slab is scheduled to begin in February.
- e. Central Campus – Welcome Center
 - i. The project team met with the building stakeholders to review details of their departmental spaces to ensure that the current building design meets their expectations. This latest meeting resulted in final minor adjustments of the design. The building will soon move into the schematic design phase.
- f. Central Campus – Central Plant

- i. A retro-commissioning study was completed in early December 2017 and was reviewed by College and program management firm staff in January. This resulted in minor changes in scope and identified a number of deferred maintenance items. The next steps for this project are completion of the design package and bidding of the construction package. There will be no further updates until we bring forward the procurement package in summer 2018.

- g. Central Campus – Stadium and Track Demolition
 - i. The stadium structure and related above ground items have been removed. The paving has been left in place to provide a staging area for the construction of the Welcome Center. The demolition phase of the project came in under budget and it is recommended that these funds be reallocated to bond contingency.

- h. Central Campus – Davison Building
 - i. Environmental studies for the presence of lead and asbestos were conducted earlier in January 2018 with results anticipated by end of month. Kirksey Architects has been engaged to conduct a full facility assessment including architectural, structural, mechanical, electrical, plumbing, and accessibility concerns. The report will provide information necessary to generate a renovation cost estimate.

- i. North Campus – Cosmetology and Culinary
 - i. The design development phase is 50% complete. The team is working with stakeholders to identify the fixtures and vocational furniture that will be incorporated into the programs.
 - ii. The request from last month to have a more modern exterior building design is being developed by the architect.

- j. North Campus – Underground Utility Tunnel
 - i. Design is essentially complete. A solicitation package is expected to be brought before the Board in May 2018.
 - ii. The tunnel was toured by FEMA and College staff to determine if any reimbursement for damage incurred as a result of Hurricane Harvey can be expected. An upgrade in piping insulation to a material known as FOAMGLAS® is being considered. This product is impervious to water and cannot be damaged by water submersion. This further supports the previous philosophy of defending the tunnel in place, and not removing.

- k. North Campus – Spencer, Brightwell, and Wheeler Renovation
 - i. Upon approval by the Board at the February 2018 meeting, engagement with HKS Architect will begin. A full facility assessment will include architectural, structural, mechanical, electrical, plumbing, life safety, and accessibility concerns. This will provide information necessary for a project cost estimate.

Building Committee Minutes
January 23, 2018

- l. South Campus – Cosmetology Building
 - i. The schematic design for the building was approved by the departmental stakeholders and campus Provost in December 2017. The design development phase is 33% complete.
- m. South Campus – Engineering & Technology Building
 - i. Campus stakeholders provided input in December of the schematic design. The architect and contractor have conducted meetings to refine the design to reduce estimated costs. It is expected that this information will be available in the February 2018 Building Committee meeting.
- n. South Campus – HVAC Building
 - i. With Board approval in February, the project will proceed with detailed design and pre-construction building repairs.
- o. South Campus – Longenecker Renovation
 - i. Page Architects submitted their draft design. College personnel have reviewed and returned the information with comments. It has been determined there is not enough space to fit all of the requested components into the building. Other options are being considered.
- p. Campus Wide – Direct Digital Control (DDC) Network
 - i. Phase I of the project is nearing completion. Work at the South Campus Welcome Center, North Campus Library, Interactive Learning Center and Maritime Campus are scheduled for completion at the end of January 2018.
- q. Campus Wide – Data Closets
 - i. Submittals have been provided and material has been ordered for the North Campus. Permitting questions remain for Central and South Campuses which the team is working to resolve. It is expected that these issues will be resolved within two to four weeks.
- r. Areas Impacting Construction Costs
 - i. A study was conducted by MGAC consulting for cost impact in Texas due to Hurricane Harvey. The study was conducted in San Antonio, two-hundred miles away, and the city was not impacted to the degree that was seen in Houston. The study showed a minimum expected cost increase of 5%.
 - ii. A study conducted by the University of Florida reported an expected increase of 8% due to the 2015 State Mandated International Energy Conservation Code.
 - iii. Pricing of current new construction projects reflecting a 13% cost increase for new construction reflects the figures observed in excess of budget. The team continue to review ways to adjust pricing but it is anticipated that a budget realignment proposal on several projects will be presented in the next few

Building Committee Minutes
January 23, 2018

months.

- VII. Financial Report – 2008 Bond, 2008 Supplemental Bond, 2015 Revenue, and 2015 Bond Projects
 - a. 2008 Bond
 - i. The supplemental contingency projects are shown on the spreadsheet. Each project will be added to the report as the projects are approved for expenditure and begin the procurement process.
 - b. 2015 Revenue Bond
 - i. The CIT Building project is in close-out and is operating normally.
 - c. 2015 Bond Projects
 - i. No items noted
- VIII. Operating Fund Report (R&R)
 - a. LED Lighting & Air Monitoring Project
 - i. The air quality monitoring station is working at South Campus.
 - ii. LED lighting project is scheduled to be completed by March 31, 2018.
- IX. Change in start time of the Building Committee Meetings
 - i. Due to the number of discussion items related to the 2015 Bond Program, the Chancellor recommended that the meeting start time be changed to 3:30 p.m. for future Building Committee meetings. The members agreed.
- X. Adjournment – The meeting was adjourned at 5:18 p.m.