

BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
January 18, 2024

Members Present: Keith Sinor, John Moon, Jr., Dr. Michelle Cantu-Wilson

Members Absent: Marie Flickinger

Other Trustees Present: None

Others Present: Heidi Cartzendafner, Damon Harris, Brenda Hellyer, Carin Hutchins, Bryan Jones, John Haugen, Deborah Paulson, Genie Scholes, Charles Smith, and Teri Zamora

- I. Keith Sinor called the meeting to order at 4:01 p.m.
- II. Roll call of the Committee members was taken by Keith Sinor:
 - Marie Flickinger (Ex-officio member), absent
 - John Moon, Jr., present
 - Dr. Michelle Cantu-Wilson, present
 - Keith Sinor, present
- III. Approval of Minutes from the October 17, 2023, Building Committee Meeting was completed. Motion was made by M. Cantu-Wilson 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 of Additional Funds for Paving Services
 - This item requests approval for the expenditure of additional funds for pavement preservation services from RMB Management LLC dba Corestone Construction Services (Corestone).
 - Over the years, pavement maintenance at the College has been primarily focused on repairs and not preventative maintenance. The College has 5.7 million square feet of pavement, most of which is in fair condition. Investing in pavement preservation work on good pavement every ten years avoids the need to spend significantly more to replace it entirely if it prematurely fails. Therefore, the Board approved the use of 2015 Bond contingency to fund pavement preservation activities for college-wide pavement life extension services.
 - Request for proposals #19-13 was issued in January 2019 to procure asphalt paving, concrete paving, and striping services which complies with competitive procurement requirements per Texas Education Code §44.031(a). The Board approved the original contract with Corestone in April 2019, and the final of four one-year renewal options with Corestone was approved in April 2023.
 - In April and in October 2023, the Board approved a combined expenditure of \$1,200,000 for asphalt paving, concrete paving, and striping services. This

- request will increase the total amount approved by \$2,117,000 to a total of \$3,317,000. This expenditure will be funded from the 2015 Bond program and the facilities services department's 2023-2024 operating budget.
- B. Hellyer inquired as to whether the increase of 2 million dollars would enable completing the project within the current fiscal year.
 - C. Smith stated provided detailed history of previous work and additional work required to complete the project within the current fiscal year.
- Consideration of Approval to Contract for Architectural Services for Generation Park Expansion Building
 - This item requests approval to contract with Page Southerland Page (Page) to provide architectural services for site development of the Generation Park Expansion Building and schematic design of the General Services/Central Utility Plant Building.
 - In August 2023, the Board approved a pool of professional services firms selected through request for qualifications #23-27. Page was selected from the awarded pool to provide architectural services for site development of the Generation Park Expansion Building and schematic design of the General Services/Central Utility Plant Building, with a separate firm providing interior and mechanical design.
 - This action will authorize an architectural fee for Page's scope of work that is based on an estimate of the total hours required complete this complex project. The proposed fee equates to 11.0% of the current estimated cost of work, which exceeds the rate in the architect services fee schedule approved by the Board in June 2016 due to scale and complexity of the project.
 - The total contract expenditure for this request is \$441,598. This expenditure will be funded from the 2015 Capital Improvement Bond.
 - K. Sinor inquired about the square footage of the Generation Park Expansion building.
 - C. Smith replied – 10k square feet. C. Smith also offered additional details regarding how the cost was calculated. He informed the Committee that the cost was determined by man hours required to complete the project and not square footage.
 - Consideration of Approval of to Contract for Architectural Services for Generation Park Center for Biotechnology.
 - This item requests the Board to approve a contract with Pfluger Architects (Pfluger) to provide architectural services related to the development of the Generation Park Center for Biotechnology.
 - In August 2023, the Board approved a pool of professional services firms selected through request for qualifications #23-26. Pfluger was selected from the awarded pool to provide interior and mechanical design for the initial building use as the Center for Biotechnology. Pfluger has provided similar services for adaptation of South Campus spaces to support the biomanufacturing program.
 - This action will authorize an architectural fee for Pfluger's scope of work that is based on an estimate of the total hours required to complete this complex project. The proposed fee equates to 8.0% of the current estimated cost of work, which exceeds the rate in the architect services fee schedule approved by the Board in June 2016 due to scale and complexity of the project.

- The total contract expenditure for this request is \$320,000. This expenditure will be funded from the 2015 Capital Improvement Bond.
 - K. Sinor asked, “How much does the quick pace translate into dollars?”
 - C. Smith replied that we are using two architects since the building will initially be for Biotechnology and later converted to a General Service building. He stated that the shop drawings are the biggest hurdle because of the review process.
 - K. Sinor asked, “What happens if we do not meet the March 2025 deadline?”
 - T. Zamora replied that the College will not be penalized if we do not meet our project deadline.
 - B. Hellyer commented that the contractors have been working under the Delegation of Authority.
 - C. Smith stated that he is meeting weekly with the architects to make sure the project stays on track. He replied that the three key factors discussed are cost, quality, and schedule.

- Operating Funds
 - None.

V. Project Updates

- Bond Funds (Reported by Charles Smith)
 - Safety Metrics
 - Zero safety incidents were reported in the past few months.
 - Schedule Updates
 - The College has three major projects in active construction.
 - C2 – Marcom Renovation
 - S1 – Biotechnology
 - SP9 – Parking Lot
 - Progress Updates
 1. Central Campus – C2 Marcom Building
 - Replacement of brick has been completed.
 - The new roof is in place and work on the downspouts will begin.
 - The interior of the building has been transformed by enlarging the hallways and raising the ceilings throughout.
 - Completion of the building has been pushed back from late February 2024 to April or May due to repair of the hallway terrazzo.
 2. Central Campus – C5 Monte Blue Music Building
 - The lower roof deck is in fair condition with perhaps 2 or 3 years of service left.
 - The skylight and wall flashing of the upper roof extension has failed requiring repair by removing brick, replacing flashing, followed by reinstallation of brick and siding material.
 3. Central Campus – C16 Anderson-Ball Classroom Building
 - CenterPoint has been engaged.
 - Prism Electric completed the installation of uninterrupted power and racks to support the required relays that will be installed within the next two weeks.

4. Central Campus– C26 Automotive and Career Center
 - The first EV charger to support Stellantis has been installed.
 - Phase II of this project will be the sourcing of an upsized transformer.
5. Central Campus– C12 Slocomb Auditorium
 - This project is projected to begin solicitation in February 2024 for the replacement of air handlers.
 - This project also includes the replacement of existing air ducts.
6. North Campus – N10 Wheeler Building
 - Roof life extension mobilized in October 2023 and has been completed.
 - The roof was coated with a reflective silicone sealant that has a twenty-year warranty at one-third the price of a new roof.
7. North Campus – N2 – Interactive Learning Center (ILC)
 - This building’s roof was judged to be in the worst condition of all the roofs we looked at, with more than 205 of the roof exhibiting blistering and moisture damage. There is no alternative but to replace it entirely. Unfortunately, the building design does not lend itself to a ready conversion to external downspouts.
 - B. Hellyer asked when N2 was built and what is the roof’s lifespan.
 - B. Jones replied, “the building was built in 1999/2000”.
8. North Campus – Pavement Preservation
 - Project has been completed.
9. North Campus– N6 Welcome Center
 - This project is under scope development with formal design proposal soon.
10. South Campus – P9 – Parking Lot
 - The City of Houston finally granted a permit to repave P9B at South Campus in mid-December, but we delayed the start of work until the end of the semester at the request of Clear Horizons Early College High School (CHECHS) staff.
 - Project is projected to be completed by the end of May 2024.
11. South Campus – S1 Science and Allied Health Building
 - This project is substantially complete. Equipment has been received and ribbon cutting is scheduled in two weeks.
12. South Campus – S11 Bruce Student Center / Bookstore
 - The roof needs immediate action. The Standing seam and skylight section of the roof have failed and require immediate replacement. The remainder of the roof, although exhibiting some distress, remains a candidate for possible coating.
13. South Campus – S14 HVAC Technology
 - The roof has previously been coated to extend its life, but inspection revealed several “soft” spots in the metal deck and multiple leaks are apparent on the interior of the building. After discussion, it was decided that full replacement would likely be less expensive than meticulous defect identification, repair, and re-coating.
14. Maritime Campus – Pool
 - The pool heating and cooling project was awarded to Construction Masters in November, but progress has been slow due to the holidays and the pool heater manufacturers reluctance to commit to a sales price. This

issue should be resolved by the end of the month.

15. Generation Park – Expansion Building (Biotechnology)

- Groundbreaking ceremony is scheduled for January 26th.
- Plans for site drainage and grading were submitted to Harris County in December 2023.
- Structural and Foundation Plans were released to Tellepsen for advertising.

16. LoanSTAR – State Energy Conservation Office (SECO) Project

- We will be accepting a \$48,000 check from ERCOT for our Demand Response activity over the summer.
- We have recently submitted a reservation for another \$2.6M in LoanSTAR Loan Funding with a 30% faster payback. The projects comprising the proposed loan include the replacement of our very last non-LED lighting, a partial re-funding of the cost of the C12 AHU replacement you have already approved through deferred maintenance, the installation of 12 mini-split units to protect computer closets that would otherwise require entire buildings to be air conditioned during periods of inactivity, a dedicated split system for the South Campus Police Department that will allow the rest of their building to be shut down when unoccupied, Optimization software for the North Chillers and South Boilers, retro commissioning of the next 20% of our buildings, taking credit for our planned roofing replacements, and irrigation improvements at our north and south campuses.
 - B. Hellyer requested Mr. Smith to provide an overview of what SECO is.
 - C. Smith provided additional details as to what SECO is and explained the LoanSTAR Program in further depth.
 - T. Zamora asked how long is the entire package payback?
 - C. Smith replied – 15 years.

○ Financial Updates

- All reports were presented without questions or comments.
 - 2015 Bond
 - 2 million dollars left in contingency will be used for Deferred Maintenance projects.
 - Available Interest Earnings
 - Will be used for Roof Replacements
 - Energy Conservation Report - LoanSTAR
 - North and South Campus Roof Replacement

• Operating Funds (Reported by Bryan Jones)

- Safety Metrics
 - There were zero incidents reported in the previous three months.
- Schedule Updates
 - An overview of the current minor projects listing was presented.
 - Special mention was given to low turnover rate for housekeeping personnel. Also, it was mentioned that two Facilities employees are retiring after each serving the College for 30+ years.
 - This report was presented with no further comments or questions.
- Progress Updates

- 51 Minor projects have been recorded to date.
 - 24 working projects
 - 19 projects in planning
 - 8 projects have been completed.
- Post Freeze Report
 - Minimum impact College Wide with only minor water leaks reported.
 - B. Hellyer asked, “How are we doing on the Maritime Incident?”
 - B. Jones informed the Committee that the seven spaces affected were renovated and reopened within a one-week timespan.
- 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 4:44 p.m.