

BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
August 31, 2021

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

Members Absent: Marie Flickinger and Dan Mims

Other Trustees Present: None

Others Present: Brenda Hellyer, Carin Hutchinson, Bryan Jones, Deborah Paulson, Charles Smith, and Teri Zamora

- I. John Moon, alternate for Building Committee Chair, called the meeting to order at 4:01 p.m.
- II. Roll call of the Committee members was taken by John Moon, Jr.:
 - Marie Flickinger, absent
 - John Moon, Jr., present
 - Erica Davis Rouse, present
 - Dan Mims, absent
- III. Approval of Minutes from the May 25, 2021, Building Committee Meeting
 - J. Moon presented the minutes from the May 25, 2021, 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 Architectural Services for North Campus Industrial Technology Building
 - This item requests approval to contract with the HKS, Inc. to provide architectural services to design the renovation of the North Campus N-19 Building (former Industrial Tech Building).
 - In June 2016, the Board approved a pool of architects for 2015 Bond projects. A review process was conducted to assess which firm would be best suited for each respective project. It is recommended that HKS is the firm best suited to design the renovation plans for the North Campus N-19 Building.
 - This action will authorize a contract for architectural design services for the renovation of Building N-19 at the North Campus. This contract will include services to develop design solutions for improvements and upgrades to the building based on findings noted in the feasibility study completed in July 2021.
 - The architect's proposed fee shall not exceed \$145,000, inclusive of estimated reimbursable expenses. The proposed fee is within the Board approved rate parameters established for renovation projects.
 - This item was presented without further discussion or questions from the

Building Committee.

- Operating Funds
 - Consideration of Approval to Replace North Campus Gymnasium Flooring
 - This item requests approval to purchase wood flooring replacement from NHA Covington for the North Campus gym that was damaged as a result of the winter storm in February.
 - The North Campus Gym floor in N-16 will require a full replacement in order to return the surface to meet the College's need for sports play and general use. The floor was damaged due to a water leak which occurred as a result of the winter storm. Initially, it was thought the floor could be repaired, but upon further investigation it was determined water damage was more extensive with the floor showing water damage exceeding two thirds of the surface. The cost to partially remove and replace this amount of the floor surface is less cost effective than replacing the entire floor.
 - The floor surface is essential in support of both internal use by College students and the surrounding community. Providing a safe and reliable playing surface supports both student success as well as community interests.
 - The estimate to replace the wood floor is \$185,885. Due to the continued rise in building materials prices, the department will work with the supplier to source a comparative replacement floor that meets all of the College's needs and stays within this estimate. At the June 7, 2021 Board meeting, the Board approved \$25,000 towards the repair of the floor. This request is for the remaining balance of \$160,885. The expense will be covered by the College's insurance policy.
 - J. Moon asked for clarification on the type of flooring. B. Jones explained the College has elected to proceed with wood flooring and explained the difference in pricing between wood flooring and multipurpose flooring. Wood flooring was determined to be the better value for the College.
 - E. Davis Rouse inquired as to what activities the North Campus gymnasium has historically been used for. B. Jones responded with a list of activities that utilize the gym, including but not limited to, baseball team, community activities, and College functions.

V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
 - Safety Metrics
 - There was one safety event noted this month.
 1. One near miss was reported at the South Campus Jones Building in which a load shifted during placement of a support steel with an extendable boom. There were two iron workers in close proximity; however, no one was injured. Work was stopped and safety counseling was provided.
 - Schedule Updates
 - The College construction team predicts building project completions will be delayed primarily due to supply chain delays.
 - J. Moon inquired as to what items are causing delays. C. Smith reported a list of items, including but not limited to, doors, glass, and noted that nearly all building materials are subject to delays or partial shipments.

- Progress Updates
 1. Central Campus – CPET Extended Site
 - Installation of lighting on the new walkway connecting CPET to the main Central Campus is beginning.
 - Work on the Roundabout has begun, and demolition of the previous parking area is complete with storm drainage in progress. The projected date of completion was slotted for October 2021; however, due to supply delays, the new completion date has been pushed back to January 2021.
 - An architectural drawing of the new Monument for the Roundabout entrance is in design and will be based on a 1:20 scale of the actual San Jacinto Monument. A mockup drawing was displayed with two questions from the Committee:
 - J. Moon asked for clarification about the trees that were previously recommended to encircle the Monument. C. Smith provided that the trees will no longer be planted around the Monument because they may hide or distract from the Monument.
 - E. Davis Rouse inquired as to why the Star Monument previously presented as an option was not selected. C. Smith explained in depth the complexity of the Star Monument and noted the cost of the 9-point star was 4 times (4x) more than the smaller San Jacinto Monument.
 2. Central Campus – Pro Shop and Dormitory
 - Asbestos and lead abatement of the former pro-shop and dormitory has been completed with demolition projected to occur in the next few weeks.
 3. Central Campus – Anderson-Ball Classroom Building
 - Envelope Construction is nearing completion.
 - Lobby connection with the Davison Building has been roofed and glazed.
 - Interior finishes continue.
 4. Central Campus – Interactive Learning Center (ILC)
 - Minor renovation is complete with a refresh to the student learning environment. Individual computer stations have been removed and have been updated to spaces that will serve students with interaction and collaboration for a more interactive learning approach.
 5. Central Campus – McCollum Building
 - Phase 1 of the renovation accepted occupants in June and July 2021. The lobby is nearing completion, and a new conference center has been created along with a student study space with a collaboration room.
 - The building is now in Phase II, and the insulation of new air conditioning systems are nearing completion. Despite material delays, completion is still projected for the end of 2021.
 6. North Campus – Spencer, Brightwell, Wheeler Buildings
 - Final punch list is underway.
 - Emergency generator capacity is in design for the Police and IT Services so that they can sustain operations during a power failure. Due to delays in materials, this portion of the renovation may be delayed up to six months.
 7. South Campus – Electrical Upgrade Project
 - Three lightning arrestors were damaged during a storm in July, causing

- an afternoon power outage on the campus. This problem will be permanently resolved when the second phase of the Electrical Upgrade Project is completed. Solicitation for vendors will begin in the near future.
8. South Campus – Domestic Water Line Project
 - An Agreement on time and materials has been completed with contractor and subcontractor. Work is projected to restart next week.
 9. South Campus – Jones Building
 - Final finishes are underway. Roof drains have been reconfigured so that twelve pipes will no longer discharge beneath the floor slab, eliminating the opportunity for water damage.
 - B. Hellyer inquired as to whether placing drainpipes inside walls and under the slab is unusual. C. Smith informed the Committee that architects tend to use this design to preserve the beauty of the exterior of the building.
 10. South Campus– Central Plant
 - An acceptance trial on the new plant has been completed. The Thermal Storage Tank will be placed back into service at the end of September 2021 once 600 more feet of pipe are laid and tied into the Tank.
 11. Generation Park – Parking Lot
 - Area for the new parking lot has been cleared and compacted. Drainage has been installed and concrete for the first half of the entrance roadway will be poured September 1, 2021.
 12. Campus Wide – Deferred Maintenance Project
 - Campus Wide Elevator Modernization is delayed due to a global chip shortage. Estimated completion date is slotted for November 2021.
 - North Campus N-12 suffered ceiling damage due to recent rains. This is a localized condition requiring minor repairs. A break in a 6-foot storm line that was under the foundation was also noted and has been repaired.
 - E. Davis Rouse asked what material the pipes were constructed of and if there were any new designs in construction in which pipes would not need to be run under a foundation. C. Smith discussed construction designs for laying pipes and noted the material of the pipes in this building were made of cast iron.
 - Central Campus C-26 Detention Pond Repairs – in progress
 - North Campus N-12 Structural Repairs – in progress
 - Central Campus C-42 Demolition – in progress
 - Campus Wide Desigo Fire Alarm Integration – material on order
 - Upcoming Deferred Maintenance Projects
 - South Campus M-1 Renovation – awaiting permit and materials
 - South Campus S-22 Demolition – scheduled for late Fall 2021
 - North Campus N-24 – additional parking lot paving scheduled for Spring 2022
 - South Campus S-7 and S-8 Roofing and Solar – in design
 - North Campus N-19 Renovation – awaiting design
 - Central Campus C-26 Redundant Chiller – awaiting completion of SC Central Plant, as current chiller from South Cosmetology will be moved to Central
 - District Campus A-1 Air Conditioning Upgrade – implementation

scheduled for Fall 2021

13. Campus Wide – LoanSTAR Energy Upgrades

- Proposed Upgrades (estimated at \$4,722,118 with a 15year payback)
 - Completion of LED lighting Retrofits
 - Replacement of two one half ton A-2 Split System HVAC
 - Replacement of three 700-ton chillers at Central Campus
 - Replacement of one 900-ton chiller at North Campus
 - After Hours DX HVAC at Maritime Campus
 - Two new VFDs for South Campus 35-acre 25hp CWP
 - Building AHU VFDs at South Campus
 - Retro-commissioning of 14 buildings
 - Vending Machine Misers
 - Touchless Lavatory Faucets, reduced flow
 - Roof Mounted Solar PV Systems at South Campus
- Financial Updates
 - 2008 Bond – This report was presented with no comments.
 - 2015 Bond – This report was presented.
 - E. Davis Rouse inquired about the College Development Project. C. Smith and B. Jones provided details about the history of this project and its current state; remaining funds have been moved to contingency.
 - B. Hellyer asked for an update on the Maritime Expansion Project. C. Smith reported that the Davit Project was delayed due to supply shipping and is expected to arrive in late November or December of 2021.
 - Generation Park – This report was presented.
 - J. Moon inquired about what the 2015 Bond funds were being used for at Generation Park Campus. C. Smith noted the funds are being used for landscaping and future building. These funds will be used or released after the proposals are submitted.
- Operating Funds (Discussion led by Bryan Jones)
 - Safety Metrics
 - There were no safety incidents reported this month.
 - The College incurred one utility, sewage, and electrical failure.
 - Schedule Updates
 - The report was presented with no comments.
 - Progress Updates
 - Minor Projects updates were briefly explained.
 - B. Hellyer inquired about landscape upgrades due to freeze damage. B. Jones noted that insurance will not cover freeze damaged vegetation and provided a detailed report. He noted that 75-80% of campus landscape needing replacement has been replaced at this time.
 - E. Davis Rouse inquired about campus food services. T. Zamora provided details regarding a new contract obtained by the College for an outside vendor to provide food on all campuses, to supplement the food prepared on campus, and noted that the College's Cafés and food markets have reopened.
 - B. Hellyer reported that College enrollment is up by 3% over last year,

and the College has a new COVID dashboard on the website.

- 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 4:49 p.m.