

SAN JACINTO COLLEGE DISTRICT
Building Committee Meeting
May 22, 2018

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

Members Absent: None

Others Trustees Present: None

Others Present: Mel Butler (AECOM), Bill Dowell, Scott Gernander, Allatia Harris, Mike Harris, Joe Hebert, Brenda Hellyer, Mini Izaguirre, Ann Kokx-Templet, Janet Slocum, Charles Smith, Teri Zamora

- I. The meeting was called to order at 3:36 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. Erica Davis Rouse, present
 - d. Other Trustees present: None
 - e. Members absent: None
- III. Approval of Minutes from the February 20, 2018 Building Committee Meeting
 - a. Dan Mims presented the minutes of the February 20, 2018 Building Committee meeting. A motion was made by John Moon, Jr. to accept the minutes as presented. Marie Flickinger seconded the motion. The minutes were approved as presented.
- IV. Recommended Projects and Delivery Methods which will provide the best value to the College (led by Bryan Jones)
 - a. Consideration of Approval of Additional Funds for Architect Services
 - i. This item provides for additional funding for architectural services provided by Huitt-Zollars, Inc., Kirksey Architects, Inc., and Page Southerland Page, Inc. for the 2015 Bond Program.
 - ii. Since approval in June 2016, the estimated cost of construction, which is the underlying basis for calculating the architect's fee, has increased due to numerous factors which have been discussed.
 - b. Consideration of Approval of Method of Procurement for College Administration Building Renovation
 - i. This item provides approval of the Job Order Contracting (JOC) method of procurement for renovations required at the College Administration buildings.
 - ii. Approval of this request will allow for the completion of renovations necessary to bring the building into code compliance and completion of other items that will provide for improved building operations, updated spaces, and program efficiencies.

- c. Consideration of Approval of GMP for Steel for the Central Campus Welcome Center
 - i. This item provides authorization to the Chancellor or her designee to approve a Guaranteed Maximum Price (GMP) not to exceed \$1,116,205 for fabricated structural steel at the Central Campus Welcome Center.
 - ii. Due to the currently escalating steel market, authorization to negotiate and purchase the building's steel package as a phased component of the full GMP is requested.

- d. Consideration of Approval of GMP for Steel for the North Campus Cosmetology and Culinary Center
 - i. This item provides authorization to the Chancellor or her designee to approve a Guaranteed Maximum Price (GMP) not to exceed \$1,259,626 for fabricated structural steel at the North Campus Cosmetology and Culinary Center.
 - ii. Due to the currently escalating steel market, authorization to negotiate and purchase the building's steel package as a phased component of the full GMP is requested.

- e. Consideration of Approval of GMP for Steel for the South Campus Engineering and Technology Center
 - i. This item provides authorization to the Chancellor or her designee to approve a Guaranteed Maximum Price (GMP) not to exceed \$2,034,610 for fabricated structural steel at the South Campus Engineering and Technology Center.
 - ii. Due to the currently escalating steel market, authorization to negotiate and purchase the building's steel package as a phased component of the full GMP is requested.

- f. Consideration of Approval of GMP for Steel and Pre-Cast Concrete for the South Campus Cosmetology
 - i. This item provides authorization to the Chancellor or her designee to approve a Guaranteed Maximum Price (GMP) not to exceed \$1,172,360 for fabricated structural steel and pre-cast concrete panels at the South Campus Cosmetology Center.
 - ii. Due to the currently escalating steel market and manufacturing lead times, authorization to negotiate and purchase the building's structural steel and pre-cast concrete packages as phased components of the full GMP is requested.

- g. Consideration of Approval of Purchase of Data Storage Systems
 - i. This item provides the purchase of data storage systems with Oracle Corporation (Oracle) for the Information Technology Services (ITS) department.
 - ii. The College's enterprise resource planning software, Banner, utilizes data storage components that have reached the end of their planned useful life. This storage system contains business critical data needed to support College operations.

- h. Consideration of Approval of Funds for Audio Visual Equipment and Services for

Central Campus Petrochemical, Energy, and Technology

- i. This item provides approval for expenditures for audio-visual equipment and related installation services with Network Cabling Services (NCS) for the Central Campus Center for Petrochemical, Energy, and Technology (CPET) facility.
- ii. This award will include the materials and related installation services necessary for the audiovisual systems proposed for use in all instructional spaces and the event spaces within the CPET building. These systems are essential to the College instructional and community engagement mission.

i. Consideration of Approval to Adopt New Prevailing Wage Scale

- i. This item adopts the Prevailing Wage Rates – School Construction Trades for the Texas Gulf Coast Area as the official Prevailing Wage Rates of San Jacinto College.
- ii. In the past, the College had adopted the prevailing wage rates of Harris County. For reasons unknown, those schedules were found to deviate from current market conditions as reported by the College’s awarded construction managers.
- iii. Based on cost estimates prepared by the construction managers for the College’s new construction projects, the impact of the higher prevailing wage rate document previously utilized ranged from 3-4 percent higher than the rates compiled by PBK Architects. When extrapolated to the remaining construction and renovation projects, adoption of the proposed Prevailing Wage Rate scale could potentially save an amount between \$8.5 to \$11 million dollars, which will allow the projects to remain at the current size and scope.

V. Project Updates – Bond – (presentation led by Charles Smith)

a. Safety Data

- i. Construction Worksite Safety Metrics document for the period April 1-30, 2018 was presented. It included information including total program man-hours worked, quantity of safety observations, OSHA injury/accident statistics, and quality assurance measures.
- ii. Nearly 100,000 construction hours have been worked on the 2015 Bond Program to date. The team has met with Tellepsen project and safety leadership to review job site hazards and conditions. Project and program teams continue to take safety seriously, which reflect in the reported safety metrics, which have all improved.

b. Master Bond Program Schedule

- i. The schedule of projects was presented and no comments were offered.

c. Steel Cost

- i. Chart was shown with an increase of steel from November 2017 of 43 percent.

d. South Campus – Softball Improvements

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- i. The bleachers and press box are now complete and were put to use for the first time on March 15, 2018.
 - ii. The old batting cage has been taken down and the slab removed. Foundation construction preparation for the new building has begun.
- e. Central Campus – Petrochem
 - i. The Petrochem project has made dramatic progress. The building is now vertical with the erection of structural steel and tilt wall panels over the past two months. All the second story floors have been poured and cured. The roof deck has been installed and over the next few weeks, work will transition into roofing completion. The rate of progress will seem to slow at this point, as the work becomes more detail oriented.
- f. Central Campus – Glycol Unit, Process Plant
 - i. The process plant construction project was awarded to Austin Industrial (Austin). Tellepsen has fenced off the process plant site and provided a construction entrance on Cunningham Drive. Austin will be moving on site soon to begin foundation preparations and anticipates completing the project sometime in February 2019.
- g. Central Campus – Welcome Center
 - i. Final design renderings have been completed. All tenants have reviewed the enhanced design allowed by last month's budget modifications and all are pleased. Groundbreaking should take place in September 2018.
- h. Central Campus – Frels Renovation
 - i. Renovation of the College building to support the Early College High School has begun. The team has been working with College Administration to ensure that the proper capabilities are delivered. The solicitation process for Construction Manager at-Risk should begin in July 2018.
- i. Central Campus – Central Plant Upgrade
 - i. The solicitation phase has begun for this project with the complete plans and specifications for the Competitive Sealed Proposal (CSP) submitted last week.
- j. North Campus – Cosmetology and Culinary Center
 - i. Construction documents for the North Cosmetology and Culinary building are 50 percent complete with reviews approaching completion. Groundbreaking is planned for September 2018.
- k. North Campus – Spencer, Brightwell, and Wheeler Renovation
 - i. Programming phase began last week with HKS Architects, Facilities Programming & Consultants, and campus leaders. All input will be combined with

HKS' assessments to produce alternative scenarios to meet the campus needs as constrained by the existing building structures and the available funds.

- l. North Campus – Underground Utility Tunnel
 - i. The North Campus Utility Tunnel renovation project has been awarded to Brandt Companies. They will begin ordering necessary materials and equipment to begin work as soon as the contract has been executed.

- m. North Campus - Burleson Building Early College High School Renovation Study
 - i. Kirksey Architects initiated a facility condition assessment of the Burleson building the week of February 12, 2018.
 - ii. Kirksey Architects will soon begin their design process with a full architectural, structural, mechanical, electrical, plumbing, and accessibility assessment study.

- n. South Campus – Engineering & Technology Building
 - i. Design of the Engineering & Technology Center has passed the 100 percent Design Development stage and has been reviewed by campus leaders. Groundbreaking is planned for September 2018.

- o. South Campus – Cosmetology Building
 - i. This project has reached the 50 percent Construction Document stage and reviews are underway. Equipment selections have begun.

- p. South Campus – Longenecker Renovation
 - i. The design team is working on a construction phasing strategy that will allow most of the building to remain in service while other areas are being renovated. There will be five phases in the renovation plan. Coordination with campus staff will be carried out to minimize disruption and communicate impacts.

- q. South Campus – HVAC Building
 - i. Huitt-Zollers has delivered their plans and specifications, and we are currently soliciting for a CSP contractor to complete the work on this renovation. Completion is planned for December 2018. In the meantime, work has begun on the structural repairs. These must be completed before the renovation process begins.

- r. Campus Wide – Data Closets
 - i. Permits for the South Campus project were received from the City of Houston last week. The contractor, McDonald Electric, has begun installation at the North Campus and will work sequentially at each campus until the overall project is completed. North and Central Campuses are planned to complete by July 2018, and South Campus by August 2018.

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- s. Campus Wide – Access Security
 - i. The Guidepost Security Final Report and Master Plan has been fully reviewed at the lower staff levels of the College and will be briefed to the Strategic Leadership Team (SLT) for their comments. A formal report is planned for delivery in the near future.

- VI. Financial Report – 2008 Bond, 2008 Supplemental Bond, 2015 Revenue, and 2015 Bond Projects
 - a. 2008 Bond
 - i. We are working multiple projects under the 2008 Bond Program. There is a balance of \$4.7 million that is being worked with the smaller supplemental projects, as indicated on the financial summary report.

 - b. 2015 Revenue Bond
 - i. The North Campus Center for Industrial Technology (CIT) building project has been closed out. However, there are a two smaller projects which continue to be worked. These are the Graphics and Acoustics projects, which are about 60 percent complete.

 - c. 2015 Bond Projects
 - i. Changes were made to the 2015 Bond project budgets as a result of the discussions at the April 2018 Board Retreat. These changes are reflected in the financial summary report. Program management fees column has been added.
 - ii. A question was raised about the \$6 million savings indicated on the North Campus Underground Utility Tunnel project. It was explained that a study was conducted following creation of the original Bond project and it was determined that a reduced scope of work could be carried out. Additionally, Hurricane Harvey caused flooding of the tunnel and no significant loss of use occurred, proving the new project design intent viable.

- VII. Projects Update – Operating
 - a. Safety Metrics
 - i. A couple of incidents were reported for this period. A strain injury occurred when an employee lifted a computer printer from a golf cart and another occurred when an employee slipped using a ladder. Information on the importance of stretching was delivered to the group last month.

 - b. Schedule Update
 - i. Update was presented and with no questions raised.

 - c. Financial Reports
 - i. The report reflects up to April 30, 2018 and the Classroom Lock Upgrade project

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is not shown as it was recently approved. It will be reflected in next month's report. The total project budget is \$500,000 and includes provisions for approximately 1,100 classroom locks.

VIII. Status of Delegated Authority

- a. Dr. Hellyer explained at the last Board meeting three delegations of authority were requested. The status of these delegations is as follows:
 - i. Central Campus Petrochemical, Energy, and Technology – Authorization of Assignment of Contractor for the Glycol, Process Plant. Austin Maintenance & Construction, Inc. (Austin) was granted for \$5,514,961. Prior to executing the contract, the price was negotiated and finalized at \$5,395,925.30.
 - ii. Central Campus Central Plant – Action under this delegation has not yet been exercised.
 - iii. Classroom Lock Upgrade Project - Actively working with completion planned by August 31, 2018. Action under this delegation has not yet been exercised.
- b. Several delegations regarding steel will be requested this month. Dr. Hellyer indicated in the future she would like a summary provided to the Building Committee and possibly the full Board on the status of these delegations. This summary would allow the Board members to know the status of the delegation, including when completed.

IX. Adjournment – The meeting was adjourned at 4:32 p.m.