

BOARD BUILDING COMMITTEE
SAN JACINTO COMMUNITY COLLEGE DISTRICT
August 27, 2024

Members Present: John Moon, Jr., Keith Sinor, Dr. Michelle Cantú-Wilson,
Members Absent: Marie Flickinger
Other Trustees Present: None
Others Present: Ron Andell, Christian Bionat, Heidi Cartzendafner, Brenda Hellyer, Angela Klaus, Genie Scholes, Charles Smith, and Teri Zamora

- I. Keith Sinor called the meeting to order at 4:02 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 Cantú-Wilson, Present
 - Keith Sinor, Present
- III. Approval of Minutes from the February 20, 2024, Building Committee Meeting was completed. Motion was made by M. Cantú-Wilson to accept the minutes and seconded by J. Moon, Jr.
- 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 Maritime Campus Heating Coil Replacement
 - This item requests approval for a contract with HTX Industries, LLC for the heating coil replacement project at the Maritime Campus.
 - On February 1, 2021, the Board authorized the delegation of authority to approve the method of procurement best suited for each construction or renovation project. On June 26, 2024, the Chancellor’s designee approved the competitive sealed proposals (CSP) methodology for the heating coil replacement project. Detailed project plans and specifications developed by ACR engineering; Inc. were used as part of the documentation package required for public solicitation of construction proposals.
 - CSP #24-32 was issued on July 10, 2024, to procure construction services for this project.
 - Approval of this action will allow a contract with HTX Industries, LLC to be executed for the heating coil replacement project at the Maritime Campus. The replacement coils will have greater surface area, allowing the maintenance of reasonable instructional temperatures during extreme seasonal variations. This project corrects ongoing issues and will include multiple coil replacements and reconnection to existing systems (controls, insulation, and possible pipe reconfiguration).

- The estimated expenditure for this project, including contingency funds, is \$265,545 and will be funded from 2015 Bond funds currently budgeted for the Maritime Campus.
 - B. Hellyer asked C. Smith if the coil replacements were considered in the first version of the building.
 - C. Smith replied when the Maritime Building was built in 2015, it was constructed with single coil reheat. As we have worked to improve efficiency, we learned that the coils as designed did not supply enough heat to keep tenants comfortable in the winter, so the building’s boilers were running at excessive temperatures and for excessive amounts of time to manage the situation. This project will replace 39 of the building’s 48 single row heating coils with double row coils. The result will be that the boiler temperatures can be reduced, prolonging its life, and operating hours and temperatures can be reduced, saving energy while improving comfort.
 - K. Sinor asked if there is a four-month lead time on this equipment.
 - C. Smith replied that he is not sure on the lead time.
 - K. Sinor asked if it would be installed by winter.
 - C. Smith replied that in the past, when a contract states it is going to be completed in 120 days, we can negotiate the start time as the equipment becomes available. The current intent is to complete the project by January.
- Other Funds
 - Consideration of Approval to contract for Energy Efficiency Upgrade Loan
 - The administration recommends that the Board of Trustees approve a contract with the Texas Comptroller of Public Accounts, State Energy Conservation Office (SECO) for a low-interest loan facilitating energy efficiency improvements to the College’s built environment.
 - In September 2021, the Board of Trustees approved the College to enter into a low interest loan agreement with SECO. In February 2024, that package was successfully closed out, having funded \$4,350,000 in energy efficient equipment upgrades, offset by \$336,577 in utility rebate incentives, with an estimated payback of 11.8 years against a 15-year repayment schedule.
 - On August 13, 2024, following a six-month development and review process, SECO offered the College a second LoanSTAR agreement. This package of work is valued at \$2,570,000 against an estimated payback of 7.2 years.
 - Acceptance of this loan agreement with SECO will fund energy efficiency projects that will reduce the long-term cost of operations. The involvement of SECO provides a level of security that projects will be executed as designed and will generate the savings promised. Most importantly, this agreement continues an on-going cycle of energy efficiency improvements independent of outside bond elections.
 - The expenditure for this request will be approximately \$2,571,824 and will be funded through a 2.5 percent interest loan from the State of Texas. Loan payments will be made from energy savings to operations, for no net change in operation and maintenance costs.
 - Projects will commence upon execution of a contract and are expected to

be completed within twelve calendar months. Projects will be monitored by capital projects personnel and program management will be provided by Energy Systems Associates.

- T. Zamora mentioned that this was previously discussed at the Board workshop, and nothing has changed since that time.
 - B. Hellyer asked if this is how we continue to get savings by taking on new projects.
 - C. Smith replied that the College hopes to make this a recurring program.
 - B. Hellyer asked if this work will complete the LED light project other than the baseball and softball fields.
 - C. Smith replied yes, we are about out of LED lights for retrofit. At the baseball and softball fields, the lights are not LED, but they operate for such a short amount of time that there is insufficient payback with their replacement.
- Operating Funds
 - None.

V. Project Updates

- Bond Funds (Reported by Charles Smith)
 - Safety Metrics
 - Zero safety incidents were reported.
 - C. Smith added that he would like to stop keeping the safety metrics since it requires a lot of man hours.
 - B. Hellyer stated she is okay with stopping this if the committee members are. Also, her concern is what we will have in place to make sure the safety culture continues.
 - C. Smith stated that he will still provide the OSHA report, the first aid events, and any other accident reports.
 - B. Hellyer and the committee members agreed.
 - Schedule Updates
 - Progress Updates
 1. Central Campus – C2 Marcom Building
 - The C2 Marcom Building renovation is complete
 2. Central Campus – C3 Roof Upgrades
 - 50% complete
 - Project is now on pause for a few weeks as we wait for new fascia panels to be fabricated.
 3. North Campus Electrical Upgrade
 - Project began in May. Duct banks are installed.
 - Workers have installed dowel rods prior to their final concrete placement on the duct bank that will replace the overheads lines.
 - T. Zamora asked if this is our last overhead line.
 - C. Smith replied that this was our last interior overhead line. We still have some exposure from overhead lines that sit adjacent to our property.
 4. North Campus Electrical Upgrade
 - In progress, concrete equipment pads for new transformers were poured.
 - Beginning in October, the College will start taking strategic shutdowns to install the new switchgear.

5. North Campus Vehicle Bridge
 - Approval was granted in June to investigate and repair subsidence issues at the North Campus vehicle bridge.
 - Project was designed and managed in house, resulting in significant savings.
 - Next steps: clean and repair the stucco parge coat. In October when the weather has stabilized, the contractor will replace all of the caulk joints.
 - B. Hellyer asked if the bridge was re-opened.
 - C. Smith replied that the bridge was never shut down.
 - K. Sinor asked what was wrong with the bridge.
 - C. Smith replied we did not know how much of the fill was missing and how far back it went.
6. South Campus S-21 foundation
 - Tunneling under the building at the site of the most visible distress was revealed.
 - 45-year-old cast iron with the bottom being paper thin or missing.
 - The soil under the building slab had settled by 3 to 4 inches, causing some of the observed stresses.
 - Two roof drain leaders that were symptomatic were repaired.
 - The decision was made to monitor the building and treat further symptoms to preserve the building until either a case for redevelopment or demolition makes more sense.
7. Generation Park Expansion Building
 - May - Installed underground utilities.
 - June - foundation was being formed.
 - July - grade beams were formed.
 - August - continued work on project but nearly two months behind our projected schedule, mostly due to rain impacts.
 - Furniture and fixtures (FF&E) are needed to complete the project.
 - A request to allocate \$600,000 of the 2015 Bond Generation Park Opportunities for FF&E will be brought forward at the September workshop.
 - B. Hellyer asked about the time frame of the project.
 - C. Smith replied, we are 42 workdays behind schedule with 25 of those days being rain delays.
8. Maritime Expansion
 - Increase of \$211,000 due to the pool heater and chiller cost is higher than initially forecast.
9. CW Pavement Preservation
 - Concluded in June with the caulking of concrete and sealcoating of asphalt at Central Campus.
 - Allocation of \$2.2 million from contingency to this year's pavement preservation which includes caulking, but also repairs for Rick Schneider Road and Parking Lot 6 at South Campus.
10. CW Vestibule Standardization
 - \$232,000 to replace or re-program controllers on our airlock doors so that they open sequentially, rather than together.
 - B. Hellyer asked if this will be presented at the September Board

workshop.

- T. Zamora replied in the affirmative.

11. Solar Panels

- The College sent over what we hoped was our final technical report to CenterPoint on May 6.
 - B. Hellyer stated that Chuck has led this work, and he has done an incredible job. Christian Bionat has gotten involved from a government relations standpoint.
 - C. Bionat replied that we have had several productive discussions with CenterPoint regarding our solar project at the Anderson-Ball building and both sides are committed to reaching a timely resolution. CenterPoint is actively coordinating with their distributed generation team and plans to escalate the matter to their executive level. He further stated that we anticipate a Zoom call with their technical experts and senior government relations team shortly after Labor Day to address specific nuances to the four proposed options that were sent to Chuck and his team earlier this summer. The College appreciates their attentiveness and commitment to identifying a solution that supports our goals while minimizing campus disruptions and addressing these issues with urgency.
 - B. Hellyer added that with all the work Chuck's consultant team has done and with Christian bringing in the government relations, she feels very comfortable we are on a path where we are going to get this resolved sooner rather than later.
 - K. Sinor asked whether there are additional requirements we still need to meet.
 - C. Smith replied that in our opinion we have satisfied every requirement. Any disagreement seems to be what those specific requirements consist of.
- Financial Updates
 - All reports were presented without questions or comments.
 - 2015 Bond
 - Cleaning up the last of our encumbrances on closed projects
 - Available Bond Interest Earnings
 - Will be used for the additional request for funds at Generation Park
 - Projects Funded with Bond Interest Earnings
 - This new report will include all eleven (11) roof projects that have been approved by the Board using this funding source
- Operating Funds (Reported by Chuck Smith)
 - Safety Metrics
 - No Safety incidents were reported.
 - Schedule Updates
 - An overview of the current minor projects was presented without questions.
 - Special mention was given to the stage at North Campus, (N-1). (This

stage is not used for dance and theater productions). Facilities Operations staff are considering alternatives for its repair and revisions are being considered to our pest control strategy.

- B. Hellyer asked if Facilities is working with the Department Chair and the Administrative Dean at North Campus.
- R. Andell replied that they are communicating with the Administrative Dean, and she is working with the departments.
- C. Smith added that he believes that we can go back to carpet flooring as that will reach most of the current uses of the stage. The stage is mainly used for choral presentations, and we can support that using a carpet overlay at half the price of wood.
- B. Hellyer asked what is our termite protocol.
- C. Smith replied that we treat every building with a termite prevention treatment. We receive a five-year warranty. We do not at this time have a recurring inspection protocol.

- Progress Updates
 - 73 Minor projects have been recorded to date.
- Financial Updates
 - Repair and Renovation Report
 - This report was presented with no further comments or questions.

VI. Status of Delegation of Authority

- Approve purchase of compact benchtop chromatography system

VII. Adjournment – The meeting adjourned at 4:43 p.m.