

**BOARD BUILDING COMMITTEE  
SAN JACINTO COMMUNITY COLLEGE DISTRICT  
November 30, 2021**

Members Present: John Moon, Jr. and Dan Mims

Members Absent: Marie Flickinger and Erica Davis Rouse

Other Trustees Present: None

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

- I. Dan Mims, called the meeting to order at 4:00 p.m.
- II. Roll call of the Committee members was taken by John Moon, Jr.:
  - Marie Flickinger (Ex-officio member), absent
  - John Moon, Jr., present
  - Erica Davis Rouse, absent
  - Dan Mims, present
- III. Approval of Minutes from the August 31, 2021, Building Committee Meeting
  - D. Mims presented the minutes from the August 31, 2021, Building Committee Meeting.
    - A motion was made by J. Moon and seconded by D. Mims 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 Backup Chiller for Transportation Center
      - This item requests approval to contract with Gowan, Inc. for transportation and installation of a backup chiller for Central Campus Transportation Center, which is being repurposed from South Campus.
      - The estimated expenditure for this project is \$204,000 including contingencies and will be funded from the 2015 Bond Program.
      - This item was presented without further discussion or questions from the Building Committee.
    - Consideration of Approval to Contract for District Administration HVAC Upgrades
      - This item requests approval to contract with The Brandt Companies, LLC (Brandt) for HVAC upgrades at the District Administration Building (A1).
      - Completion of this project will re-configure HVAC ducting throughout Building A-1, provide new variable air volume control devices with zoned temperature controls, and connect the building to the Building Automation System.
      - The estimated total expenditure for this project is \$719,207 including

- contingency funds and will be funded from the 2008 Bond Program.
  - D. Mims inquired about the price difference between the top two bidding vendors and as to how the scoring was broken down.
  - C. Smith explained the Competitive Sealed Process (CSP) for vendor solicitation and noted the vendor selected had a better proposal package and thus scored higher.
  - B. Hellyer inquired as to how much price weighed into the scoring process.
  - C. Smith noted thirty percent.
  - T. Zamora reported that additional information from the CSP will be submitted to the Building Committee for further review.
- The members requested additional information be provided on the recommendation.
- Consideration of Approval to Contract for Renovation of Building N-19
  - This item requests approval to contract with Jamail & Smith Construction LP for the renovation of building N-19.
  - Award of this contract will allow the conversion of Building N-19 to be used as a general services facility, supporting facilities services, auxiliary services, and local campus storage needs.
  - The estimated expenditure for this project will not exceed \$1,790,000 including contingency funds and will be funded from the 2015 Bond Program.
  - This item was presented without further discussion or questions from the Building Committee.
- Consideration of Approval to Contract for Architectural Services for Generation Park Campus
  - This item requests approval for additional funds for architectural services from Page Southerland Page, Inc. (Page) for the continued development of the Generation Park Campus via development of a roadway concept and cost estimate.
  - In October 2021, the Board approved a total of \$330,000 for architectural services including reimbursables. This request will increase the total contract value by \$78,000 for a total of \$408,000. This expenditure will be funded from the 2015 Bond Program budget previously approved for the development of the Generation Park Campus.
  - This item was presented without further discussion or questions from the Building Committee.
- Consideration of Approval to Contract for Solar Photovoltaic Systems (Solar PV) for Buildings S-7 and S-9
  - This item requests approval of the design and construction of a solar photovoltaic electricity generation system from Sunfinity Renewable Energy, LLC to be constructed on the S-7 and S-9 buildings on South Campus following the re-roofing of each building.
  - Approval of this request will enable the supplier to assist the architect with plans to modify Buildings S-7 and S-9 to accommodate solar PV and to begin the design and sourcing of the actual solar generation capacity. The systems are estimated to ultimately provide up to twenty five percent of the energy

required to operate the buildings.

- The estimated expenditure for this request will not exceed \$918,000 and will be funded by LoanSTAR Loan Contract CL-380.
- This item was presented without further discussion or questions from the Building Committee.

- Operating Funds
  - None.

V. Project Updates

- Bond Funds (Discussion led by Charles Smith)
  - Safety Metrics
    - There were zero safety events noted this month and three minor property incidents.
      1. Two of the property incidents involved buried utilities that were excessively close to the surface at Central and South Campus, respectively. The third incident was located at Central Campus in the McCollum Building in which the connection of controls to the new pumping system failed, resulting in no damage.
  - Schedule Updates
    - College projects continue to move forward with minor delays in the supply chain demand interrupted by COVID.
  - Progress Updates
    1. Central Campus – CPET Extended Site
      - Installation of lighting on the new walkway and roadway is now complete.
    2. Central Campus – Pro Shop and Dormitory
      - Demolition of the Pro Shop and Dormitory is complete with the project running well below budget.
    3. Central Campus – Anderson-Ball Classroom Building
      - Finishes are progressing throughout the building.
      - Accent walls made from marble recovered from the predecessor buildings have been installed and define the public space on the North end.
      - Installation of solar panels on the roof are underway.
    4. Central Campus – Classroom Building
      - Design for collecting condensation from the air conditioning system and sinks and pumping it to the Central Plant on Central Campus has been submitted to the City of Pasadena for a permit.
      - This project will replace roughly 80% of our purchased cooling tower make-up water and save the College more than \$80,000 per year.
    5. Central Campus – McCollum Building
      - Construction of the courtyard has begun.
      - Terrazzo floors have been installed in the lobby and new artwork is in design.
    6. Last month, work was halted on the C-26 Detention Basin and the Contractor was served with a notice of default due to excessive deflection of the new wall following Hurricane Nicholas. An agreement with the contractor has been reached with no cost to the College.
    7. Central Campus – Anders Gym
      - Hazardous material evaluation has been completed and a significant

amount of asbestos and lead will need to be abated before demolition can begin.

8. North Campus – Student Center/Bookstore, N-12
  - Multiple underground pipe failures caused by the building shifting due to the roof drain leaks have been repaired. Perimeter piers have been installed and hydraulic jacking of the slab has been completed. The final step will be to correct cosmetic damage to allow the building to remain in service until future needs are known.
9. North Campus – Industrial Technology N-19
  - Solicitation for the renovation of Building N-19 for use as a General Services Building is complete and the College will begin negotiations with the recommended contractor in the near future.
10. North Campus – Mechanical Building M-1
  - Hazardous material surveys have been completed on Building M-1 in preparation for demolition.
10. South Campus– Domestic Water
  - The contractor has been uncovering each point of connection to verify conditions and connect valves for disinfection. A permit has been submitted.
11. South Campus – Jones Building and Jones Central Plant
  - The north entrance is nearly complete, although work is progressing slower than ideal due to a combination of supply chain issues and coordination with the central plant project. The College still projects completion by January 2022.
  - Interior renovation finishes in the Jones Building are progressing, and larger classrooms were created for active learning and larger class sizes.
  - Demolition of the Jones Central Plant occurred last month. This area will become outdoor student space.
  - The installation of hydronic lines are completed and the campus will have a true chilled water loop that can be isolated at multiple points allowing only one or two buildings to be impacted when issues arise. The College will also have the ability to run the campus from various combinations of chillers and the thermal storage tank, making the campus much more resilient.
12. South Campus – General Services Building, S-22
  - The S22 building has been completely emptied out and minor asbestos areas have been abated.
  - The College is currently obtaining a permit for building removal.
13. Generation Park Campus – Parking Lot
  - The parking area and remaining site clearing are projected to be completed by the end of 2021.
  - Landscaping, walkway, and additional road extension work will take place next year under a separate solicitation.
14. College Wide – Deferred Maintenance Projects
  - Upgrade of our legacy fire systems to the new Desigo standard is underway, and the first panel replacements have been completed. The project is anticipated to be completed by December 2021.
  - Elevator upgrades are continuing.
  - Request to add additional three projects.

- Re-roofing of building C-31 (original roof from 1976 that was recoated in 2008)
- New hydronic line to connect the main Central Plant at North Campus with the CIT Central Plant.
- Drainage revision at South Campus
  - B. Hellyer inquired as to the length of time required for this project.
  - C. Smith replied that the survey would take less than a month and once the contractor was hired, it could take up to approximately six months from start to finish.

15. LoanSTAR Loan Agreement

- Loan agreement was returned on October 18, 2021 with one year to complete work.
- Design and procurement are underway.

16. 2008 Bond Capital Projects

- Relocation of air-cooled chillers from S-24 to C-26 to serve as back-up and part load equipment.
- Upgrade the air conditioning controls in District Administration Building A-1.

○ Financial Updates

- 2008 Bond – This report was presented with no comments.
- 2015 Bond – This report was presented with no comments.
- Generation Park – This report was presented with no comments.

● Operating Funds (Discussion led by Bryan Jones)

○ Safety Metrics

- There was one safety incident reported this month in which a courier lost footing and twisted his ankle with only minor medical care needed.

○ Schedule Updates

- The report was presented with no comments.

○ Progress Updates

- Minor Projects updates were briefly explained, and the Minor Projects Master Schedule was shared with the Committee.

○ Financial Updates

- Repair and Renovation – This report was presented with no comments.

VI. Status of Delegation of Authority

- Presented with no comments or questions; there are not items pending.

VII. Adjournment – The meeting adjourned at 4:42 p.m.