

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
January 9, 2013
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, January 9, 2013, in Room M-202 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Dr. Paul J. Cunningham, Chairperson, Mr. Armin Cantini, Ms. Karen F. Flowers, and Mr. Florentino “Tino” F. Gonzalez. Other Regents present included Mr. George F. Black, Board Chairperson, Mr. Raymond Lewis, Jr., Board Secretary, and Mr. Carroll G. Sunseri.

Staff present included: Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, and Dr. Cissy Matthews.

- I. CALL TO ORDER:** Chairperson Cunningham opened the meeting at 4:34 p.m. in Room M-202 of Moody Hall and determined a quorum was present.

- II. CERTIFICATION OF POSTING NOTICE OF FACILITIES COMMITTEE MEETING:** Dr. Shelton confirmed that the notice of the Facilities Committee Meeting had been properly posted on January 4, 2013.

- III. CONSIDER APPROVAL OF MINUTES FROM OCTOBER 1, 2012 MEETING:** A reading of the minutes for the October 1, 2012 meeting was waived. Mr. Gonzalez moved to approve the minutes as presented; Mr. Cantini seconded. The motion passed unanimously.

- IV. REVIEW AND DISCUSS PROPOSAL TO DEMOLISH STRUCTURES LOCATED ON COLLEGE DISTRICT PROPERTY AT 3812 AVENUE R AND 3812 AVENUE R (REAR):** Dr. Shelton presented a proposal to demolish structures located on College District property at 3812 Avenue R and 3812 Avenue R (rear). This property was purchased recently. Dr. Shelton provided a picture of the property and said that the cost to renovate it would exceed its value. This was known prior to its purchase. Estimates have been obtained for demolition and abatement and asbestos management services for a total of \$16,120 for this project. This estimate also includes asbestos management services for 3912 Avenue R (rear). Dr. Shelton noted that he would not normally bring a project for this amount to the Board for approval since it is under the \$50,000 threshold but wants approval to demolish the structures located on College District property. Currently, the President has no plans for the property once cleared. Mr. Black asked if any of the structures were good enough to sell. Dr. Shelton replied that they were not.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL TO DEMOLISH STRUCTURES LOCATED ON COLLEGE DISTRICT PROPERTY AT 3812 AVENUE R AND 3812 AVENUE R (REAR): Mr. Gonzalez moved to recommend to the Board of Regents approval of the proposal submitted by staff to demolish said property; Mr. Cantini seconded. The motion passed unanimously.

VI. ADJOURNMENT TO CLOSED/EXECUTIVE SESSION IN ROOM M-202: Dr. Cunningham noted that the Facilities Committee, as authorized by Government Code, Section 551, reserves the right to enter into a closed/executive session under the following provision of the Act: Section 551.072, Deliberations about Real Property, to deliberate the purchase and value of real property to avoid any detrimental effect on the position of the College in negotiations with third parties. The Committee adjourned to the closed/executive session in Room M-202 at 4:40 p.m.

Ms. Flowers arrived at 4:42 p.m.

VII. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-202: The Facilities Committee adjourned the closed/executive session at 5:20 p.m. Chairperson Cunningham reconvened the open meeting at 5:22 p.m. in Room M-202.

VIII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THE PURCHASE OF REAL PROPERTY: Mr. Gonzalez moved to recommend to the Board of Regents that authorization be given to the College President to negotiate the purchase of real property at the stated property value in the closed/executive session; Ms. Flowers seconded. The motion passed unanimously.

IX. UPDATE ON VOCATIONAL-TECHNICAL TRAINING CENTER RENOVATION PROJECT: Dr. Shelton gave an update on the Vocational-Technical Training Center (V-TTC) renovations. The curtain wall is down, the interior has been gutted, and the entrance to the old Ford dealership is gone. There are unresolved issues with the plans that did not pass the City code in addition to the parking lot and exterior lighting. Some of the fire ratings on the interior doors and hardware on some of the doors will need to be changed. The architect and contractor were meeting on January 10th to work through these matters and price them out. A change order is anticipated the following week. Dr. Shelton expressed his concern over these discrepancies and that the dollar value may be significant. On Monday, January 7, 2013, Morris Architects announced that they were merging with Hewitt- Zollars, an architectural/engineering firm based in Dallas. At this point, he does not know how this merger will impact the project. Finally, Dr. Shelton said that the issue of the exterior tile being the same color as one chosen by a nearby dealership has been resolved with the change in color of the V-TTC's tile and stone. Samples would be on display after the meeting. Mr. Cantini asked for a

**IX. UPDATE ON VOCATIONAL-TECHNICAL TRAINING CENTER
RENOVATION PROJECT: *(Continued)***

follow up report of the meeting with the architects regarding the competency of the person assigned to the project. Dr. Shelton responded that initially there was a notable improvement but the situation has returned to its previous state.

X. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:28 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Paul J. Cunningham, M.D., Chairperson