

**MINUTES OF THE BOARD OF REGENTS  
FACILITIES COMMITTEE MEETING  
GALVESTON COMMUNITY COLLEGE DISTRICT  
4015 Avenue Q  
Galveston, Texas 77550  
Room M-202 – Moody Hall  
October 9, 2017  
5:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Monday, October 9, 2017, in Room M-202 of Moody Hall, commencing at 5:00 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Ms. Karen F. Flowers, Mr. Florentino “Tino” F. Gonzalez, and Mr. Fred D. Raschke. Other Regents present were: Mr. Armin Cantini and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, Dr. Mary Jan Lantz, Mr. Timothy Setzer, and Ms. Maria Tripovich. Also present were representatives from EYP, Inc. (Architects) Mr. Peter Dreghorn and Mr. John Smith.

- I. **CALL TO ORDER:** Chairperson Hughes opened the meeting at 5:00 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 October 6, 2017.
  
- III. **CONSIDER APPROVAL OF MINUTES FROM SEPTEMBER 13, 2017 MEETING:** A reading of the minutes for the September 13, 2017 meeting was waived. Ms. Flowers moved to approve the minutes as presented; Mr. Gonzalez seconded. The motion passed unanimously.
  
- IV. **UPDATE AND DISCUSS EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS:**  
Dr. Shelton introduced the architects, who gave an update on the instructional buildings and student housing projects. Mr. Smith began with the student housing project. After meeting with staff, he reported that they are in the schematic design phase of the project and should be completed by the end of the month. Mr. Dreghorn has a meeting scheduled with City of Galveston staff this Friday to update them on the project in preparation for the planned unit development (PUD) submittal that coincides with the design development. The architects reviewed the timeline and plans. The College’s information technology staff is working on a solution to provide cable and Wi-Fi technology. Drawings reflect the open concept for each dorm as discussed at the previous meeting. More details were given to the exterior development. There was discussion on the structural system. Current cost models were based on wood/stick construction for the framing. Cost estimates were given comparing that to a light gauge

**IV. UPDATE AND DISCUSS EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS:**  
*(Continued)*

metal stud framing. Based on the square footage, the total building cost would be about \$530,000 more. The architects explained the advantages of framing with the light gauge metal. After discussion, the Committee decided to recommend light gauge steel rather than wood. Dr. Shelton noted the importance of meeting each mark of the timeline to complete the project by a fall 2019 occupancy. Mr. Cantini raised the question of funding for the student housing project. Dr. Shelton replied that the gift from the Seibel Foundation would be supplemented by monies in the fund balance. Permits for the demolition of the houses on the site of the new housing and for construction will be obtained at the beginning of the year. Twelve students who currently occupy these houses will be temporarily relocated.

Floor plans for the main campus instructional building were unchanged for the first four floors. More attention was given to test fitting the 5<sup>th</sup> floor for a culinary program and dining area. A roof deck or terrace are also being considered.

The architects presented a flexible structural grid for the instructional building at the Applied Technology Center. Parking and an open student space is planned for the ground level, a law enforcement training center with classrooms and administrative support on the 2<sup>nd</sup> floor, and learning labs with study areas and more administrative support on the 3<sup>rd</sup> floor.

Mr. Smith expects to have a donor package for the two instructional buildings within one month that will include: (1) project cost estimates, (2) budget, (3) renderings, (4) programs, and (5) narrative description. Regents asked for budgets to prepare a model and 3-D fly through of the projects that are not included in the EYP contract.

NOTE: The gross square footage for each project is: student housing – 13,500, main campus – 115,000, and ATC – 43,944.

**V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS:**

Mr. Gonzalez moved to recommend to the Board of Regents the use of light metal steel framing instead of wood to construct the student housing structure; Ms. Flowers seconded. The motion passed unanimously.

- VI. UPDATE ON CAMPUS FACILITIES DAMAGE CAUSED BY HURRICANE HARVEY:** Dr. Mary Jan Lantz, Director of Human Resources and Risk Management, and Mr. Timothy Setzer, Director of Facilities and Security, gave an update on the hurricane damage, claims filed, and meetings with FEMA, TWIA, and NFIP representatives (FEMA – Federal Emergency Management Agency, TWIA – Texas Windstorm Insurance Association, NFIP – National Flood Insurance Program). Dr. Lantz reported the value of the Whitecaps dormitory on Avenue Q is \$750,000. If the College can substantiate more than 51 percent damage, there may be funding to replace the building through mitigation. FEMA and TWIA have conducted site inspections. Windstorm insurance coverage will cover the repair of the roof. The College would have to hire engineers to write the mitigation proposal for assistance following FEMA guidelines. TWIA does not pay for wind-driven rain damage on commercial buildings; therefore, water damage to other buildings on the main campus is not covered. Dr. Lantz said another mitigation grant will be sought to seal the buildings but because Moody Hall is a historical building, approval from the State Historical Preservation Office (SHPO) has to be granted. Mr. Setzer stated that he met with SHPO representatives and others to inspect and document the damage throughout the building. He outlined the repairs needed. Engineering and architectural expenses would be reimbursable for mitigation of the dormitory at a rate of 90 percent.
- VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING CAMPUS FACILITIES DAMAGE CAUSED BY HURRICANE HARVEY:** There was no Committee recommendation determined to present to the Board of Regents regarding this agenda item.
- VIII. REVIEW AND DISCUSS INVITATION TO BID FOR REPLACEMENT OF WHITECAPS DORM ROOF:** Dr. Shelton noted that one response was received to the College’s invitation to bid on the replacement of the Whitecaps dorm roof. Liquatech in Houston submitted a bid of \$32,900 for a shingle roof. The insurance would pay \$26,650, and the College’s deductible would be \$6,250.
- IX. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING INVITATION TO BID FOR REPLACEMENT OF WHITECAPS DORM ROOF:** Mr. Gonzalez moved to recommend to the Board of Regents the approval of the bid from Liquatech; Ms. Flowers seconded. Considering earlier discussion of the Whitecaps dorm, Regents Raschke and Hughes suggested waiting until staff had more information from FEMA and TWIA before taking action. Depending on the amount received, it may be more feasible to rebuild rather than repair that structure. Mr. Gonzalez rescinded his motion and moved to table this item for one month; Ms. Flowers seconded. The motion passed unanimously.
- X. REVIEW AND DISCUSS REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES:** Dr. Shelton reported that a request for qualifications for professional engineering services on an open end (continuing

**X. REVIEW AND DISCUSS REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES: (Continued)**

service) basis was sent to 11 firms and advertised in the newspaper. Five responses were received. Staff met with representatives from the five firms and made its recommendation according to each firm's in-house engineering specialties. Firms would be selected for specific projects, as needed. Dr. Shelton explained the process and said there is no monetary obligation at this time.

**Civil Engineering** – Walter P. Moore (primary), Johnston (secondary)

**Structural Engineering** – Walter P. Moore (primary), Walker Restoration Consultants (secondary), Price Consulting (tertiary)

**MEP (Mechanical, Electrical, Plumbing) Engineering** – Rice & Gardner Consulting, Inc. (primary), Johnston (secondary)

**Roofing** – Price Consulting, Inc. (primary), Walter P. Moore (secondary)

**Building Enveloping/Waterproofing** – Walter P. Moore (primary), Walker Restoration Consultants (secondary), Price Consulting, Inc. (tertiary)

**XI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES:**

Mr. Raschke moved to recommend to the Board of Regents the approval of the engineering firms according to staff's recommendation on an as-needed basis; Mr. Gonzalez seconded. Dr. Shelton added there would be an agenda item for consideration by the Board at Wednesday's meeting based on approval of the engineering firms. He would seek authorization to negotiate contracts for three upcoming projects that would be under \$50,000 each. The motion passed unanimously.

**XII. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 6:04 p.m.

---

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

---

Michael B. Hughes, Chairperson