

**MINUTES OF THE BOARD OF REGENTS  
FACILITIES COMMITTEE MEETING  
GALVESTON COMMUNITY COLLEGE DISTRICT  
4015 Avenue Q  
Galveston, Texas 77550  
Room M-202 – Moody Hall  
June 14, 2017  
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, June 14, 2017, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. George F. Black, Chairperson, Ms. Karen F. Flowers, and Mr. Michael B. Hughes. Other Regents present were: Mr. Armin Cantini, Mr. Carl E. Kelly, Mr. Raymond Lewis, Jr., Mr. Fred D. Raschke, and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, and Ms. Maria Tripovich. Also present were representatives from EYP, Mr. Peter Dreghorn and Mr. Nathan Mills.

- I. **CALL TO ORDER:** Chairperson Black opened the meeting at 4:00 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 June 8, 2017.
  
- III. **CONSIDER APPROVAL OF MINUTES FROM MARCH 8, 2017 MEETING:** A reading of the minutes for the March 8, 2017 meeting was waived. Ms. Flowers moved to accept the minutes as presented; Mr. Hughes seconded. The motion passed unanimously.
  
- IV. **REVIEW AND DISCUSS EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR AN INSTRUCTIONAL BUILDING AT THE MAIN CAMPUS FOR HEALTH SCIENCES AND NURSING PROGRAMS AND A BUILDING AT THE APPLIED TECHNOLOGY CENTER:** Dr. Shelton introduced this agenda item and the EYP architects. Mr. Black said the reason the Board is moving forward with this project is because of an opportunity for major funding this year. Mr. Peter Dreghorn began the presentation by bringing the Regents up to date on what has transpired since the last meeting. The architects have not articulated the exterior of the building but have looked at it from the physical aspects of how this building fits into the existing context of site opportunities, parking, how it stacks, and adjacency components of each program. Program details are still evolving at the ATC. The architects have investigated parking requirements which will dictate the square footage available for the ATC building.

Mr. Nathan Mills proceeded with a PowerPoint presentation of the work done on the two buildings including the site analysis, building organization, building massing, and ATC site analysis. He also discussed parking options to meet the number of spaces required with the other planned facilities. This could be accomplished with building a three-story

**IV. REVIEW AND DISCUSS EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR AN INSTRUCTIONAL BUILDING AT THE MAIN CAMPUS FOR HEALTH SCIENCES AND NURSING PROGRAMS AND A BUILDING AT THE APPLIED TECHNOLOGY CENTER: (Continued)**

parking garage. As planned, the main campus building would have five floors. The 5<sup>th</sup> floor would not be finished out and occupied immediately. Time was spent discussing the interior floor plans. Dr. Shelton noted that meetings were held with staff and faculty from each program area prior to preparing these drawings to get input on the needs of their program. He gave estimated current headcount enrollment in each program and shared what programs would be housed in the new facility. This building could cost \$40-\$45 million.

Mr. Dreghorn covered the ATC portion of the presentation. Based upon the current square footage and parking spaces, he gave several scenarios to show the available square footage to build another structure on this site with and without the demolition of Building 4. The strategy that is most space efficient would be three stories, building above the parking area. Dr. Shelton said this building is not conceptually as far along as the main campus building but shows what is possible. The next steps would be to work on the exterior of the nursing and health sciences building and to move the ATC building along in order to bring a fairly complete conceptualization to the Committee in August. The main campus renderings need to be ready no later than early October to present to funders. Mr. Dreghorn said once the Board commits to an aesthetic, his firm will prepare photorealistic renderings for potential funders.

Dr. Shelton responded to Mr. Cantini regarding the College's debt. Currently, there is no outstanding debt. The President offered options for obtaining money for a parking garage including revenue bonds.

**V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR AN INSTRUCTIONAL BUILDING AT THE MAIN CAMPUS FOR HEALTH SCIENCES AND NURSING PROGRAMS AND A BUILDING AT THE APPLIED TECHNOLOGY CENTER:** Ms. Flowers moved to recommend to the Board of Regents to approve moving forward with the conceptual drawings for the nursing, health sciences, and ATC instructional buildings as proposed by EYP; Mr. Hughes seconded. The motion passed unanimously.

**VI. REVIEW AND DISCUSS PROPOSALS FOR COOLING TOWER REPLACEMENT AND RELOCATION ON MAIN CAMPUS:** A request for proposals was advertised to replace and relocate the cooling tower at the main campus. Dr. Shelton reported that two vendors responded and both bids substantially exceeded the estimated budget for this project. It was staff's recommendation to reject both proposals, seek new engineers to redraw the drawings, and rebid the project for the 2017-18 fiscal year.

**VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSALS FOR COOLING TOWER REPLACEMENT AND RELOCATION ON MAIN CAMPUS:** Mr. Hughes moved to recommend to the Board of Regents that both proposals received be rejected and rebid; Ms. Flowers seconded. The motion passed unanimously.

**VIII. UPDATE ON OTHER FACILITIES PROJECTS:** Dr. Shelton reported on other facilities projects.

- The student housing contract to prepare the detailed drawings has been reviewed by the attorney. Once he receives the final document, it will be signed to authorize the drawings. An estimated timeline and funding options for the balance of the project were discussed.
- Work on the Building 2 roof at the ATC should be completed no later than next week.
- All of the information technology classroom renovation projects are on schedule.
- Routine summer maintenance projects are underway by staff.

Projects for fiscal year 2017-18 include updating the photography laboratory, renovating faculty offices, installing electrical outlets in the library, and touching up the cyber café.

**IX. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:03 p.m.

---

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

---

\* Michael B. Hughes, Chairperson

\* Appointed Chairperson on August 23, 2017, following the passing of former Chairperson George F. Black.