

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
March 20, 2018
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Tuesday, March 20, 2018, in Room M-202 of Moody Hall, commencing at 4:00 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, Mr. Carl E. Kelly, and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Mr. Timothy Setzer. Also present were representatives from EYP, Mr. Peter Dreghorn, Mr. Brent Olbury, and Mr. John Smith.

I. CALL TO ORDER: Chairperson Hughes opened the meeting at 4:01 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 March 9, 2018.

Mr. Hughes gave the floor to Mr. Cantini, who commented on a conversation he had at an event he attended on the west end of the island. A homeowner there was a member of the City of Galveston Planning Commission and said there was concern over the student housing project prior to Dr. Shelton’s presentation to the Commission. He calmed the concerns of the members and the neighboring residents at the hearing by assuring them that the lines of communication would be open throughout the construction phase of the project and afterwards. This was evidenced by no one addressing the City Council in opposition of the project.

III. CONSIDER APPROVAL OF MINUTES FROM JANUARY 10, 2018 MEETING: A reading of the minutes for the January 10, 2018 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Flowers seconded. The motion passed unanimously.

IV. FINAL REVIEW OF STUDENT HOUSING PROJECT CONSTRUCTION DOCUMENTS PRIOR TO ADVERTISING INVITATION FOR BIDS: Dr. Shelton introduced this agenda item and the architects who provided construction documents for the student housing project prior to advertising the invitation for bids for a contractor. Mr. Smith began with a review of the project schedule and where they were on that timeline. Plans are to submit the construction documents to the City of Galveston by the end of the week for permitting pending approval by the Committee and Board of Regents. In early April, those same documents will be available to contractors for

IV. FINAL REVIEW OF STUDENT HOUSING PROJECT CONSTRUCTION DOCUMENTS PRIOR TO ADVERTISING INVITATION FOR BIDS:
(Continued)

bidding. After evaluation and vetting, the target is May to recommend a construction manager to the Board. Construction could then begin in June with an anticipated final completion date in July 2019. The architects showed samples of interior and exterior finishes chosen by staff that also met the Regents' satisfaction.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING STUDENT HOUSING PROJECT CONSTRUCTION DOCUMENTS PRIOR TO ADVERTISING INVITATION FOR BIDS:

Mr. Raschke moved to recommend to the Board of Regents the approval of the student housing project construction documents as presented and to move forward with bids; Mr. Gonzalez seconded. In response to Mr. Cantini, Mr. Smith said a list of preferred contractors has been provided to the College and calls made to other reputable contractors making them aware of the upcoming advertisement of the invitation for bids. He would anticipate a handful to choose from. The motion passed unanimously.

VI. REVIEW PROGRAMMING AND CONCEPTUAL DESIGN STUDY FOR NURSING AND HEALTH SCIENCE BUILDING AND PROGRAMMING AND CONCEPTUAL DESIGN STUDY FOR A NEW INSTRUCTIONAL BUILDING AT THE APPLIED TECHNOLOGY CENTER: The architects provided a draft of the programming and conceptual design studies for the Nursing and Health Science Building and the instructional building at the Applied Technology Center. Mr. Smith gave an overview of the studies. Once finalized, each could be used to explain the projects to potential donors. They include the following information: program, original space list, site master plan and images, building plans and elevations, exterior renderings, and cost estimates. EYP was seeking approval of the format before proceeding. Mr. Smith suggested a phone meeting with Dr. Shelton to do a detailed, page-by-page review. Dr. Shelton noted several changes to be made during the meeting. The Committee determined that staff should work with the architects to refine both documents before a recommendation is presented for the Board's approval.

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROGRAMMING AND CONCEPTUAL DESIGN STUDY FOR NURSING AND HEALTH SCIENCE BUILDING AND PROGRAMMING AND CONCEPTUAL DESIGN STUDY FOR A NEW INSTRUCTIONAL BUILDING AT THE APPLIED TECHNOLOGY CENTER: There was no committee recommendation to the Board of Regents regarding this agenda item.

VIII. REVIEW AND DISCUSS REQUEST FOR PROPOSALS FOR COOLING TOWER REPLACEMENT ON MAIN CAMPUS: The Committee reviewed proposals submitted in response to an advertised request. Dr. Shelton reminded the Regents that this was a rebid for the cooling tower replacement on the main campus

VIII. REVIEW AND DISCUSS REQUEST FOR PROPOSALS FOR COOLING TOWER REPLACEMENT ON MAIN CAMPUS: (Continued)

previously rejected by the Board. Below is the summary of the proposals submitted. Staff recommended approval of the lowest bidder, Rex Mechanical, Inc., for the base bid of \$298,000. Mr. Timothy Setzer, Director of Facilities and Security, provided details of the favorable references received, the process for the replacement, the type of equipment, and potential cost savings. The source of funding would be the Construction Fund.

Company	Base Bid Evapco Towers	Alternate Marley Model
Rex Mechanical, Inc. P.O. Box 582 Needville, Texas 77461	\$298,000	\$535,000
CFI Mechanical, Inc. 6109 Brittmoore Houston, Texas 77041	\$304,357	N/A
TDIndustries, Inc. 9525 Derrington Road Houston, Texas 77064	\$356,967	\$351,321
Gowan, Inc. 5550 Airline Drive Houston, Texas 77064	\$366,509	\$371,949

IX. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING REQUEST FOR PROPOSALS FOR COOLING TOWER REPLACEMENT ON MAIN CAMPUS: Mr. Gonzalez moved to recommend to the Board of Regents the award of this project to the low bidder, Rex Mechanical, Inc., for \$298,000; Ms. Flowers seconded. The motion passed unanimously.

X. REVIEW AND DISCUSS PROPOSAL FOR RENOVATION OF PHOTOGRAPHY LAB: Dr. Shelton reported that Vaughn Construction, the College's job order contractor, submitted a revised proposal to renovate the existing photography lab for a total of \$58,574, less than the original proposal of \$66,953. The change reflected changes made in one wall and an adjustment in sheetrock pricing. This amount includes labor, material/equipment, subcontractors, and contingencies. Assuming reasonable access, the contractor anticipates completing this project in four weeks. Staff recommended acceptance of this proposal. The source of funding would be the Construction Fund.

XI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL FOR RENOVATION OF PHOTOGRAPHY LAB: Mr. Gonzalez moved to recommend to the Board of Regents the approval of the revised proposal from Vaughn Construction of \$58,574 to renovate the existing photography lab; Mr. Raschke seconded. The motion passed unanimously.

- XII. REVIEW AND DISCUSS PROPOSAL TO PROVIDE A FACELIFT TO THE NORTHEN BUILDING THIRD FLOOR FACULTY OFFICES:** Dr. Shelton stated that Vaughn Construction submitted a proposal to provide a facelift to the Northen Building 3rd floor faculty offices for a total of \$98,294. This amount includes labor, material/equipment, subcontractors, and contingencies for 21 offices and a common area. It also includes replacing 46 LED lights. If additional LED fixtures are required, they will be priced separately. Assuming reasonable access, the contractor anticipates completing this project in six weeks. Staff recommended acceptance of this proposal to provide a facelift to the Northen Building 3rd floor faculty offices. The source of funding would be the Construction Fund. Dr. Shelton added that this proposal does not include furniture, which will be brought to the Board for approval at a later date. Mr. Raschke requested a construction calendar of upcoming projects.
- XIII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL TO PROVIDE A FACELIFT TO THE NORTHEN BUILDING THIRD FLOOR FACULTY OFFICES:** Mr. Gonzalez moved to recommend to the Board of Regents the approval of the proposal submitted by Vaughn Construction to provide a facelift to the Northen Building 3rd floor faculty offices for a total of \$98,294; Ms. Flowers seconded. The motion passed unanimously.
- XIV. REVIW AND DISCUSS PLANS FOR DEVELOPMENT OFFICE SUITE:** Dr. Shelton reviewed with the Committee the plans for a development office suite on the 3rd floor of Moody Hall. Vaughn Construction submitted a proposal in the amount of \$12,780 to complete the necessary work. This project could be completed in three days with reasonable access to the area. The source of funding would be the Education and General Fund. Since this proposal is below the \$50,000 threshold for Board approval, no action was required. Dr. Shelton presented this agenda item as an informative report.
- XV. REVIEW AND DISCUSS PLANS FOR HEALTH SCIENCE CLASSROOM AND LABORATORY:** Dr. Shelton reviewed with the Committee the plans for a health science classroom and laboratory that will be located where the Development Office is currently. This would accommodate the new sonography program. Vaughn Construction submitted a proposal in the amount of \$39,704 to complete the necessary work. This project could be completed in one month with reasonable access to the area. The source of funding would be the Education and General Fund. Since this proposal is below the \$50,000 threshold for Board approval, no action was required. Dr. Shelton presented this agenda item as an informative report.
- XVI. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:47 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson