

**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 15, 2025
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, October 15, 2025, in Room M-202 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Dr. Norman Hoffman (arrived at 5:05 p.m.), Mr. Raymond Lewis, Jr.(attended virtually), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Armin Cantini, Ms. Karen Flowers and Ms. Mary Longoria.

Staff present included Dr. W. Myles Shelton, President, Dr. Conrad Breitbach, Ms. Debbie Mann, Dr. Cissy Matthews, Mr. Tracy Morgan, and Dr. Van Patterson.

- I. CALL TO ORDER:** Mr. Hughes opened the meeting at 4:30 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 9, 2025.
- III. CONSIDER APPROVAL OF MINUTES FROM THE SEPTEMBER 10, 2025, MEETING:** A reading of the minutes for the September 10, 2025, meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Sunseri seconded. The motion passed unanimously.
- IV. CITIZENS DESIRING TO APPEAR BEFORE THE COMMITTEE ON AGENDA ITEMS:** There were no citizens present desiring to appear before the Committee.
- V. REVIEW AND CONSIDER FINAL ACCEPTANCE OF COMPLETED UTILITY SERVICE ND CENTRAL PLANT REPLACEMENT PROJECT AND RELEASE OF RETAINAGE:** Dr. Shelton presented this item to the Committee. He shared that all the punchlist items have been completed and certified by the architect and engineers. Staff would recommend acceptance of the completed project and release of retainage. Mr. Raschke thanked staff for their work on this project.
- VI. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING FINAL ACCEPTANCE OF COMPLETED UTILITY SERVICE AND CENTRAL PLANT REPLACEMENT PROJECT AND RELEASE OF RETAINAGE:**

Mr. Raschke moved to recommend final acceptance of the completed Utility Service and Central Plant Replacement Project and release of retainage; Ms. Sunseri seconded. The motion passed unanimously.

VII. UPDATE ON FACILITIESW PROJECTS INCLUDING THE HEALTH SCIENCE EDUCATION CENTER (HSEC) AND OTHER FACILITIES

PROJECTS: Dr. Shelton presented this item to the Committee. He began with an update on the HSEC. The HSEC is still not finalized. It is moving slowly. Since the committee last met, the construction pole was finally removed, a tv monitor was installed, and some of the lights were worked on. Dr. Shelton shared that there are still major punch list issues, and that the resolution of those issues has been moving very slowly. The window company shipped two replacement windows so that two windows could be removed and tested and that work has not started yet. There was discussion on the A/C issues that are a part of the punch list. Half of the mini-split units that were installed do not work. There has also been water in the duct work, and de-humidifiers that have not worked. There was some discussion on the costs that the College has incurred because of those issues. Dr. Shelton further shared that the elevators are still not working properly. Robert Booth has reached out to S&P's general counsel, and those discussions are taking place.

Dr. Shelton shared that work is continuing with the City on the baseball and softball fields. He anticipates that the item will be on the November agenda for the College and the City. Dr. Shelton added that due to new legislative laws the College can not spend money on a City owned property without an MOU in place.

Dr. Shelton continued with an update on student housing. The two lots have been replated and the signed contract with the Sullivan's should be completed soon. There was discussion on how many beds the new housing provides. The houses will provide 36 beds. The housing is anticipated to be finished by next August.

Other updates included:

- The gym roof has been completed, and the acceptance of the project should be on the November agenda.
- The contract for Campus Security is still being worked on. OPS is currently providing campus security services. Their contract is able to be renewed. There was brief discussion on the new security service and what the College could do in the future for campus security.
- The I-45 extension has been pushed back, and the new start date is now in 2027.

Dr. Shelton also gave a brief update on the shipfitting program. The federal government has signed off on three ships to be built in Galveston. Galveston College has learned that the Davie Company has a different model of ship building than other companies. The ships are built indoors in modules. Davie is going to build climate-controlled buildings at the ship yard, where the modules will be built, and then rolled out once completed. That has caused the College to rethink what to do with the planned shipfitting pavillion. When the TRUE Grant was submitted, the College didn't have that information, so we are rethinking what that means for our facilities.

There was discussion about the shipfitting degree program, and the length of time it might take to build the ships. Dr. Matthews shared some additional information about the

curriculum for the shipfitting program. The Committee had discussion about the new program, the first cohort of students and what the salary range might be for graduates. There was further discussion about the funding options for student's to have tuition assistance. Dr. Shelton concluded by saying that the Board will have an agenda item at the Regular Meeting this evening to approve the shipfitting program, and then at some time in the future, the College will have to re-look at the facilities plan for that program.

Dr. Shelton gave an update on the Facilities Master Plan. After discussion with the architect, there will be an updated report provided to the Board in the near future. Dr. Shelton shared some AI produced graphics of the campus in 25 & 50 years, as a discussion starting point for looking out further in the College planning process.

VIII. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:08 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson