

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
May 9, 2018
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, May 9, 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. Raymond Lewis, Jr.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, Mr. Timothy Setzer, and Mr. M. Theron Waddell. Also present were representatives from EYP, Mr. Brent Olbury and Mr. John Smith.

- I. **CALL TO ORDER:** Chairperson Hughes opened the meeting at 4:02 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 May 4, 2018.
- III. **CONSIDER APPROVAL OF MINUTES FROM MARCH 20, 2018 MEETING:** A reading of the minutes for the March 20, 2018 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Flowers seconded. The motion passed by a vote of 3-0-1 with Mr. Gonzalez abstaining. He later withdrew his abstention after realizing he attended the March 20th meeting, so the motion passed unanimously.
- IV. **REVIEW AND DISCUSS PROPOSAL FOR NEW CONSTRUCTION OF THE GALVESTON COLLEGE ABE & ANNIE SEIBEL HALL (STUDENT HOUSING):** Dr. Shelton reported that a request for proposals for the new construction of the Galveston College Abe & Annie Seibel Hall (student housing) was advertised. J. T. Vaughn Construction, LLC was the only proposal received. A total of \$5,845,000 was bid for this project, which was considerably higher than expected. Therefore, staff recommended rejecting this proposal. Dr. Shelton asked the architects to give input on the bid amount. A handout was provided showing an analysis of the amount bid and what was anticipated. High bid categories with percentages were listed. Also, the impact to the project schedule was included. Mr. Smith said it is hard to understand the bid that was received because there was only one. The architects have reached out to the bidder and reviewed the construction documents to be certain there was nothing anomalous to cause the price to go up. There was not. Mr. Olbury confirmed he had several inquiries about the project, and both were puzzled by receiving only one proposal. They offered some explanations for the lack of interest, one being the prequalified bidders list that was included in the bid packet. EYP also recommended rejecting the bid and rebidding

IV. REVIEW AND DISCUSS PROPOSAL FOR NEW CONSTRUCTION OF THE GALVESTON COLLEGE ABE & ANNIE SEIBEL HALL (STUDENT HOUSING): (Continued)

the project. Mr. Smith said they have obtained other vendors to reach out to, and the new packet would not include a prequalified bidders list. More time will be allowed for the bidding process. Mr. Smith reviewed the adjusted timeline.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THE NEW CONSTRUCTION OF THE GALVESTON COLLEGE ABE & ANNIE SEIBEL HALL (STUDENT HOUSING): Mr. Gonzalez moved to recommend to the Board of Regents that the proposal submitted by J. T. Vaughn Construction, LLC be rejected; Ms. Flowers seconded. The motion passed unanimously. Ms. Flowers also moved that the project be sent back out for additional bids; Mr. Gonzalez seconded. That motion passed unanimously.

VI. REVIEW AND DISCUSS BIDS FOR REPLACEMENT OF THE NORTHEN BUILDING WINDOW/CURTAIN WALL: An invitation to bid for the replacement of the east and west Northen Building window/curtain walls was sent to seven vendors and was advertised in the local newspaper. Two responses were received. The summary is below. Dr. Shelton stated in order to replace the glass, it would have to meet hurricane building codes. Staff recommended awarding the contract to J. T. Vaughn Construction, LLC for this project for a base bid cost of \$325,000. Mr. Tim Setzer, Director of Facilities and Security, explained the alternate bids. The source of funding is the Construction Fund.

**Bid Summary
 PCI Project No. 11459.18**

| | J. T. Vaughn Construction, LLC 1028 Broadway Galveston, Texas 77550 | RTC Waterproofing & Glass, Inc. 1433 Crescent Drive Carrollton, Texas 75006 |
|---|---|---|
| Base Bid New hurricane resistant windows system | \$325,000 | \$489,350 |
| Alternate Bid 1 Install single-glazed curtain wall system and glazing at west stairwell in lieu of double glazed system | Deduct \$1,600 | Deduct \$7,883 |
| Alternate Bid 2 Remove interior doors, glass, frames between main building and west stairwell at level one | Add \$3,000 | Add \$3,070 |
| Alternate Bid 3 Replace expansion joints between adjacent building and east stairwell | Not enough information to bid | \$5,253 |
| Concrete repair | \$100 per square foot | \$225 per square foot |
| Project completion | 135 days | 244 days |

- VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING BIDS FOR REPLACEMENT OF THE NORTHEN BUILDING WINDOW/CURTAIN WALL:** Mr. Gonzalez moved to recommend to the Board of Regents the approval of the bid from J. T. Vaughn Construction, LLC for a base bid of \$325,000; Ms. Flowers seconded. The motion passed unanimously.
- VIII. REVIEW AND DISCUSS PROPOSAL TO PURCHASE OFFICE FURNITURE FOR NORTHEN BUILDING THIRD FLOOR FACULTY OFFICES:** Dr. Shelton reminded the Committee that the Board approved the facelift of the Northen Building 3rd floor faculty offices. The built-in furniture would be replaced with standalone office furniture. Staff recommended approval of the proposal submitted by state-approved contract vendor McCoy-Rockford, Inc. in the amount of \$128,912.93. Below is the summary of the proposal submitted. This total includes furniture for 21 faculty offices and the administrative assistant area in the suite. The cost also includes delivery, assembly, and installation. The source of funding would be the Capital Projects Fund.

Proposal Summary

| Vendor | Price | Work Performed |
|---|--------------|--|
| McCoy-Rockford, Inc. 6869 Old Katy Road Houston, TX 77024 | \$128,912.93 | Workstation, book shelves, storage and chairs for the following offices: FA-217, N-313, N-314, N-315, N-316, N-317, N-318, N-318, N-319, N-320, N-321, N-322, N-323, N-324, N-325, N-326, N-328, N-329, N-330, N-340, N-344, N-345 Delivery, assembly, and installation |

- IX. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL TO PURCHASE OFFICE FURNITURE FOR NORTHEN BUILDING THIRD FLOOR FACULTY OFFICES:** Mr. Gonzalez moved to recommend to the Board of Regents approval of the proposal from McCoy-Rockford, Inc. for \$128,912.93 for the faculty office furniture; Ms. Flowers seconded. The motion passed unanimously.
- X. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:25 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson