

**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 12, 2016
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, October 12, 2016, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Florentino “Tino” F. Gonzalez, Acting Chairperson, Ms. Karen F. Flowers, and Mr. Michael B. Hughes. Other Regents present for all or part of the meeting 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, and Mr. Timothy Setzer.

Also present were representatives from EYP, Project Designer John Smith and Mr. Peter Dreghorn. Mr. Marcus Michna, Principal and President, attended the meeting in behalf of Shelmark Engineering, L.L.C.

- I. CALL TO ORDER:** Acting Chairperson Gonzalez opened the meeting at 4:05 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 7, 2016.
- III. CONSIDER APPROVAL OF MINUTES FROM SEPTEMBER 14, 2016 MEETING:** A reading of the minutes for the September 14, 2016 meeting was waived. Ms. Flowers moved to approve the minutes as presented; Mr. Hughes seconded. The motion passed unanimously.
- IV. REVIEW AND DISCUSS EYP PROGRAM CONFIRMATION AND PRE-DESIGN REPORT (PHASE 1) AND CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES (PHASE 2) FOR STUDENT HOUSING PROJECT:** Mr. John Smith with EYP attended the meeting to give an update on the program confirmation and pre-design report (Phase 1) for the student housing project. At the last Facilities Committee Meeting, it was understood that as part of the pre-design study EYP would: (1) meet with the City of Galveston to seek feedback on the initial concept of the housing project, (2) engage their consultant team of engineers to vet the existing utilities and infrastructure on the site before moving forward, and (3) compile a report of this information for the cost consultant who will provide an estimate to build on the two lots discussed. Mr. Smith reported their findings and meetings with City staff and with Dr. Shelton. Plans are to present the report to the cost consultant this Friday. An estimate is expected a week later. There would be another meeting with Dr. Shelton

IV. REVIEW AND DISCUSS EYP PROGRAM CONFIRMATION AND PRE-DESIGN REPORT (PHASE 1) AND CONTRACT FOR ARCHITECTURAL/ ENGINEERING SERVICES (PHASE 2) FOR STUDENT HOUSING PROJECT:
(Continued)

before submitting that report, cost estimate and a proposal to engage EYP for the student housing design phase of the project. He said meetings with the City were positive and staff seemed willing to partner with the College on this project. Mr. Smith, assisted by Mr. Dreghorn, went through a PowerPoint presentation showing basic drawings of the site plan and planning modules for a two-story scheme and a three-story scheme with greenspace. At the meeting with Dr. Shelton, the three-story option was favored to allow for more access, i.e. alley, dumpster, mechanical support space. There was discussion on a number of topics as the presentation was given. Mr. Smith concluded by restating the timeline of events between now and the next meeting with the Facilities Committee.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING EYP PROGRAM CONFIRMATION AND PRE-DESIGN REPORT (PHASE 1) AND CONTRACT FOR ARCHITECTURAL/ ENGINEERING SERVICES (PHASE 2) FOR STUDENT HOUSING PROJECT: There was no recommendation determined to present to the Board of Regents regarding this agenda item.

VI. REVIEW AND DISCUSS SHELMARK ENGINEERING PROPOSAL FOR ENGINEERING SERVICES TO REPLACE COOLING TOWERS ON NORTHEN BUILDING: Dr. Shelton introduced this agenda item and Mr. Michna, who presented SME Proposal 16-373 from Shelmark Engineering to provide engineering services to replace the cooling towers located on the Northen Building. Dr. Shelton reminded the Regents that this capital project was included in the approved fiscal year 2017 budget. The proposal includes an engineering services agreement with a detailed scope of work to be performed and the related fees. Currently, the cooling towers are located on top of the Northen Building. To maintain cooling capacity during the construction phase, replacement equipment would be installed at ground level but elevated above the current dumpster site behind the Northen Building rather than on the roof. Mr. Timothy Setzer, Director of Facilities and Security, shared the advantages of having the cooling towers ground level for repairs and maintenance. As proposed, the total project cost for engineering fees is \$26,200 plus reimbursables. The timeline to complete the project would be determined by the academic calendar.

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING SHELMARK ENGINEERING PROPOSAL FOR ENGINEERING SERVICES TO REPLACE COOLING TOWERS ON NORTHEN BUILDING: Ms. Flowers moved to recommend to the Board of Regents that the proposal (SME Proposal 16-373) from Shelmark Engineering to provide engineering services be accepted; Mr. Hughes seconded. The motion passed unanimously.

VIII. UPDATE AND DISCUSS ROOF REPLACEMENT FOR APPLIED

TECHNOLOGY CENTER BUILDING 2: Last month, the Board approved the Price Consulting, Inc. (PCI) proposal to provide professional roof engineering/consulting services to replace the roof on Building 2 at the Applied Technology Center. Mr. Setzer gave an update on this project. He has a meeting scheduled with PCI this Friday afternoon to gather information about the roofing system to finalize the design. He anticipates going out for bids in January 2017. Replacement of the roof would be done while classes are in session. There are two roofs on the building, the original and an overlay roof. PCI wants to remove both and install steel in the girders and install a steel R-Panel roof with sky lights. The design of the roof will meet windstorm guidelines for insurance coverage.

IX. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 4:54 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Florentino "Tino" F. Gonzalez, Acting Chairperson