

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
September 10, 2025
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, September 10, 2025, 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, Dr. Norman Hoffman (arrived at 4:02 p.m.), Mr. Raymond Lewis, Jr.(excused), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini, Ms. Karen Flowers and Ms. Mary Longoria.

Staff present included Dr. W. Myles Shelton, President, Dr. Conrad Breitbach, Ms. Breanne Loreface, Mr. Tracy Morgan, and Dr. Van Patterson.

- I. CALL TO ORDER:** Mr. Hughes 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 September 10, 2025.
- III. CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 13, 2025, MEETING:** A reading of the minutes for the August 13, 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. ADJOURNMENT TO CLOSED/EXECUTIVE SESSION IN ROOM M-202: THE BOARD OF REGENTS, AS AUTHORIZED BY THE OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE, CHAPTER 551, RESERVES THE RIGHT TO ENTER INTO A CLOSED/EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE ACT: SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS AND RECEIVE LEGAL ADVICE AND SECTION 551.072 – DELIBERATION REGARDING REAL PROPERTY, TO DELIBERATE THE PURCHASE AND VALUE OF REAL PROPERTY TO AVOID ANY DETRIMENTAL EFFECT ON THE POSITION OF THE COLLEGE IN NEGOTIATIONS WITH THIRD PARTIES:**

The Committee adjourned to the closed meeting in Room M-202 at 4:01 p.m.

- VI. RECONVENE FACILITIES COMMITTEE MEETING (OPEN MEETING) IN ROOM M-202:**

The Committee reconvened the regular (open meeting) in Room M-202 at 4:38 p.m.

VII. DISCUSS TRUE GRANT OPPORTUNITIES FOR PIPEFITTING AND

SHIPFITTING: Dr. Shelton presented this item to the Committee. Gulf Copper is in the process of moving to Navy shipbuilding. They are a Canadian firm with multiple shipyards. They want a presence on the Gulf Coast. The goal is to add a workforce to build ships. They want to build to a 2,000-person workforce. The College has applied for a TRUE Grant to increase our ability to teach pipefitting and shipfitting. One obstacle to this is a lack of space. One of things that has been asked for in the grant is a 2,400 square foot pavilion, at the ATC, to have space for the shipfitters. The slab foundation is not included in the grant and will be a cost to the college. Parking for students, access to electric and water were discussed. The grant itself is \$500,000 with half of that for the structure. The timeline for the project was discussed, and it is anticipated that it could be constructed in 4-6 months. There was some discussion about if the sale of Gulf Copper is final. There was some explanation of the THECB and what they do for Texas Colleges.

VIII. DISCUSS DRAFT OF FACILITIES MASTER PLAN: Dr. Shelton presented this item to the Board. He added that the document that the Committee is looking at is a draft and has some mistakes, and has not been fully vetted by staff. He pointed out the information that the architect listed as initiatives for the plan. These are all things that have been talked about, even as far back as 2012. He asked the Committee to look at the initiatives and give him feedback on the items. He added that there are graphics on the following pages that represent the initiatives listed on the previous pages.

IX. REVIEW AND CONSIDER BIDS FOR CONSTRUCTION MANAGER AT RISK (CMAR) FOR STUDENT HOUSING CONSTRUCTION PROJECT: Dr. Shelton presented this item to the Committee. An RFP was sent to 11 firms and posted in the paper. There were 2 responses. One was from Indi Construction and one was from Sullivan Brothers. The firms were asked for their overhead and construction fees and asked for the overall construction cost. Based on the valuation from staff the recommendation is to use Sullivan brothers. They offer the best price and value for the College. They have prior knowledge from building the other houses, and knowledge of building on the island. They believe that they can finish the project in a year and have it open for students next fall. There was some discussion on how there is a disparity between how the project pricing was done. Dr. Shelton stated yes, you have to look at all of it and see what is the best value to the College. That's what was done and how we got to the recommendation for the Sullivan Brothers.

X. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING BIDS FOR CONSTRUCTION MANAGER AT RISK (CMAR) FOR STUDENT HOUSING PROJECT:

Ms. Sunseri moved to recommend Sullivan Brothers be awarded the CMAR contract for the Student Housing Construction Project; Dr. Hoffman seconded. The motion passed unanimously.

- XI. UPDATE ON FACILITIES PROJECTS INCLUDING HEALTH SCIENCE EDUCATION CENTER (HSEC) AND OTHER FACILITIES PROJECTS:** Dr. Shelton presented this item to the Committee. The gym roofing project is anticipated to be completed this week. It should be able to be closed out in October. The physical plant project is still waiting for paperwork and a final check from the Engineer. It is anticipated that it will be completed for the October meeting. The demo on the houses on Avenue R has been completed. There is still some tree removal that has to take place, but it should be finished in the next few days.
- XII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE HEALTH SCIENCES EDUCATION CENTER (HSEC):** The Committee took no action on this item.
- XIII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE PURCHASE OF REAL PROPERTY:** The Committee took no action on this item.
- XIV. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:59 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson