

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
January 10, 2018
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, January 10, 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. Raymond Lewis, Jr., and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, and Mr. Timothy Setzer. Also present were representatives from EYP, Inc. (Architects) Mr. Peter Dreghorn, Mr. Nathan Mills, and Mr. Brent Olbury.

- I. CALL TO ORDER:** Chairperson 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 January 5, 2018.

- III. CONSIDER APPROVAL OF MINUTES FROM OCTOBER 9, 2017 MEETING:** A reading of the minutes for the October 9, 2017 meeting was waived. Mr. Gonzalez moved to approve the minutes as presented; Mr. Raschke seconded. The motion passed unanimously.

- IV. UPDATE AND DISCUSS THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS INCLUDING COST ESTIMATE FOR STUDENT HOUSING SCHEMATIC DESIGN AND PROPOSAL FOR THREE-DIMENSIONAL AND VIDEO FLY-THROUGH MODELS FOR THE TWO INSTRUCTIONAL BUILDINGS:** The Facilities Committee discussed the ongoing instructional buildings and the student housing projects with the architects. Mr. Peter Dreghorn began with the project schedule for the student housing facility followed by Mr. Nathan Mills presenting more detailed perspective renderings and construction materials to be used. An estimated pre-design construction cost of \$3.4-\$3.5 million was given for a steel framework. The updated estimate based on the schematic design document is due January 22, 2018. Several unresolved issues include the mailbox location, window treatment, and exterior trim colors. Overall, the Regents were pleased with the progress of this project and had no modifications. The architects would proceed to the schematic design phase. Mr. Dreghorn gave a construction estimate for the Nursing and Health Sciences instructional building at a little over \$37.0 million.

IV. UPDATE AND DISCUSS THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS INCLUDING COST ESTIMATE FOR STUDENT HOUSING SCHEMATIC DESIGN AND PROPOSAL FOR THREE-DIMENSIONAL AND VIDEO FLY-THROUGH MODELS FOR THE TWO INSTRUCTIONAL BUILDINGS: *(Continued)*

Assumptions used were outlined. Equipment and furniture costs are not included. Structured parking would be required due to this addition. A fee was given for a 90-second, fly-through model of \$16,000 to \$20,000 and a three-dimensional model of \$13,000 to \$15,000 for the main campus building. These models would be used for fundraising and donor opportunities. Mr. Mills showed a fly-through model prepared for St. Thomas University as an example. Dr. Shelton reminded the Regents that proceeds from the UnGala last fall were to be applied toward the campaign for the Nursing and Health Science building. He suggested postponing the decision until the type of campaign is defined.

The architects gave an update on the ATC instructional building with professional renderings, building materials, and parking. Construction costs were estimated to be about \$17.4 million.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS INCLUDING COST ESTIMATE FOR STUDENT HOUSING SCHEMATIC DESIGN AND PROPOSAL FOR THREE-DIMENSIONAL AND VIDEO FLY-THROUGH MODELS FOR THE TWO INSTRUCTIONAL BUILDINGS:

There was no Committee recommendation determined to present to the Board of Regents regarding this agenda item.

VI. UPDATE ON INSURANCE CLAIMS AND MITIGATION GRANT FUNDING FOR CAMPUS FACILITIES DAMAGE CAUSED BY HURRICANE HARVEY:

Dr. Shelton gave an update on the insurance claims and mitigation grant funding for campus facilities damage caused by Hurricane Harvey. Staff is moving forward with the insurance claims. He provided a proposal for engineering consulting services submitted by Walker Consultants for the assessment and remediation related to the ongoing water infiltration at the main campus as part of the mitigation planning. The total fee amount of this proposal is \$22,000. Dr. Shelton added that this money could be recouped with successful mitigation grant funding. Staff recommended approval of this proposal.

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING INSURANCE CLAIMS AND MITIGATION GRANT FUNDING FOR CAMPUS FACILITIES DAMAGE CAUSED BY HURRICANE HARVEY:

Mr. Raschke moved to recommend to the Board of Regents the approval of the Walker Consultants proposal for engineering consulting services for the assessment and remediation related to the ongoing water infiltration at the main campus as part of the mitigation plan; Ms. Flowers seconded. The motion passed by a vote of 3-0-1, with Mr. Gonzalez abstaining.

VIII. CONTINUE DISCUSSION OF INVITATION TO BID FOR REPLACEMENT OF WHITECAPS DORM ROOF: Dr. Shelton stated that it was staff's recommendation to reject the previous bid for the replacement of the Whitecaps dorm roof damaged by Hurricane Harvey and to rebid this project. The bid submitted was overpriced.

IX. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING INVITATION TO BID FOR REPLACEMENT OF WHITECAPS DORM ROOF: Ms. Flowers moved to recommend to the Board of Regents to reject the current bid to repair the damage to the Whitecaps dorm roof and to rebid the project; Mr. Gonzalez seconded. The motion passed unanimously.

X. REVIEW AND DISCUSS ENGINEERING CONSULTING SERVICES CONTRACTS FOR RENOVATION OF PHOTOGRAPHY LAB AND REPLACEMENT OF NORTHEN BUILDING GLASS CURTAIN WALLS: Dr. Shelton gave summaries of proposals submitted for engineering consulting services for the photography lab renovations and the Northen Building glass curtain walls replacement and explained the process involved in obtaining the quotes. Below are the summaries and staff's recommendations:

Photography Lab Renovations

Vendor	Proposed Fee	Staff's Recommendation
Johnston	\$10,400 plus \$2,500 reimbursables	Accept
Rice & Gardner Consultants, Inc.	\$21,000 plus reimbursables	

Northen Building Glass Curtain Walls

Vendor	Proposed Fee	Staff's Recommendation
Price Consultants, Inc. (PCI)	\$22,700	Accept
Walker Consultants	\$51,000	
Walter P. Moore and Associates, Inc.	\$68,000	

- XI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING ENGINEERING CONSULTING SERVICES CONTRACTS FOR RENOVATION OF PHOTOGRAPY LAB AND REPLACEMENT OF NORTHEN BUILDING GLASS CURTAIN WALLS:** Mr. Gonzalez moved to recommend to the Board of Regents the approval of engineering consulting services as proposed by Johnston for the photography lab renovations and Price Consultants, Inc. (PCI) for the Northen Building glass curtain walls replacement; Mr. Raschke seconded. The motion passed unanimously.
- XII. ADJOURNMENT TO CLOSED/EXECUTIVE SESSION IN ROOM M-202:** Mr. Hughes noted that the Facilities Committee, as authorized by Government Code, Section 551, reserves the right to enter into a closed/executive session under the following provision of the Act: Section 551.072, Deliberations about 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/executive session in Room M-202 at 4:58 p.m.
- XIII. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-202:** The Facilities Committee adjourned the closed/executive session at 5:13 p.m. Chairperson Hughes reconvened the open meeting at 5:14 p.m. in Room M-202.
- XIV. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THE PURCHASE OF REAL PROPERTY:** Ms. Flowers moved to recommend to the Board of Regents the authorization of the College President to negotiate the purchase of real property and to execute all necessary documents associated with the purchase. Mr. Raschke seconded, and the motion passed unanimously.
- XV. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:16 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson