

**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, 2012
5:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Monday, September 10, 2012, in Room M-202 of Moody Hall, commencing at 5:30 p.m., the following Facilities Committee members were present: Dr. Paul J. Cunningham, Chairperson, Mr. Armin Cantini, Ms. Karen F. Flowers, and Mr. Florentino “Tino” F. Gonzalez. Other Regents present included Mr. George F. Black, Board Chairperson, and Mr. Raymond Lewis, Jr., Board Secretary.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, and Dr. Cissy Matthews.

Others present included Mr. Dean Barnes and Mr. Don Carter of Morris Architects, Mr. Michael Doucette and Mr. Gregory Harrington of Jamail and Smith Construction.

- I. CALL TO ORDER:** Chairperson Cunningham opened the meeting at 5:30 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 September 7, 2012.
- III. CONSIDER APPROVAL OF MINUTES FROM MAY 8, 2012 MEETING:** A reading of the minutes for the May 8, 2012 meeting was waived. Mr. Gonzalez moved to approve the minutes as presented; Ms. Flowers seconded. The motion passed unanimously.
- IV. REVIEW AND DISCUSS PROPOSALS SUBMITTED FOR GENERAL CONSTRUCTION CONTRACT FOR NEXT PHASE OF VOCATIONAL-TECHNICAL TRAINING CENTER RENOVATION PROJECT:** Dr. Cunningham turned the floor over to Dr. Shelton, who presented a summary of the proposals submitted for the general construction contract for the next phase of the Vocational-Technical Training Center (V-TTC) renovation project. Six proposals were submitted in response to the College’s request for proposals. Jamail and Smith Construction (JSC) was the lowest proposer at \$2.65 million. Dr. Shelton informed the Committee that at the initial meeting with JSC representatives, staff was informed of a miscalculation in the electrical component of their proposal that would increase the total amount of the contract by \$375,000. With that addition, JSC was still the lowest proposer. Dr. Shelton noted that staff and JSC have met several times to negotiate the terms of a contract that would be within the College’s budget for the project. To accomplish this, substitutions were

IV. REVIEW AND DISCUSS PROPOSALS SUBMITTED FOR GENERAL CONSTRUCTION CONTRACT FOR NEXT PHASE OF VOCATIONAL-TECHNICAL TRAINING CENTER RENOVATION PROJECT: (Continued)

recommended using value engineering on a number of items. Mr. Harrington confirmed that the substitutions would not compromise the quality of the work. A summary of six options were given to the Committee for discussion with a letter from JSC outlining details and amounts for each. Dr. Shelton reviewed the summary. He noted that a large portion of the project cost and value engineering were due to renovations to Building 4 for a new automotive program. It would be more cost effective to demolish and rebuild with a different design than to renovate the current structure. It was the President's recommendation to postpone action on Building 4 and to continue leasing this space to the current leaseholder. Therefore, Dr. Shelton recommended Option 4A, which includes renovation of Buildings 1 and 3; deletion of Building 4 work; and taking advantage of value engineering on an alternate partition, alternate light fixtures, and alternate parking lot specifications, subject to the architect's approval of the quality. This option totals \$1,835,475 and would be within the project budget. It does not include demolition of Building 4 and removal of its slab. He anticipates a project completion date of July 1, 2013, that would allow the new programs to begin the Fall 2013 semester.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSALS SUBMITTED FOR GENERAL CONSTRUCTION CONTRACT FOR NEXT PHASE OF VOCATIONAL-TECHNICAL TRAINING CENTER RENOVATION PROJECT: Mr. Cantini moved to recommend to the Board of Regents the approval of Option 4A that includes renovating Buildings 1 and 3, taking advantage of value engineering for an alternate partition, light fixtures, and parking lot specifications; Ms. Flowers seconded. Mr. Cantini noted that staff could renegotiate an agreement with the current leaseholder to continue the lease of the building since it will not be included in the project at this time. The contract would be awarded to Jamail and Smith Construction for \$1,835,475 with this option. Dr. Shelton clarified that this amount does not include architect fees, signage, landscaping, equipment, or furnishings. Estimates were given for these items that still place the project within the College's budget of \$3.0 million. The motion passed unanimously.

Before excusing themselves, Mr. Harrington and Mr. Doucette thanked the Committee for the opportunity to work with Galveston College on this project and shared information about other local projects that JSC has contracted.

VI. DISCUSS LANDSCAPING OPTIONS FOR VOCATIONAL-TECHNICAL TRAINING CENTER FACILITY: Dr. Shelton shared an initial sketch prepared by the landscape planner for the V-TTC facility. He stated that a landscaping plan has to be submitted with the construction plans for permitting purposes that meet the City of

VI. DISCUSS LANDSCAPING OPTIONS FOR VOCATIONAL-TECHNICAL TRAINING CENTER FACILITY: *(Continued)*

Galveston's gateway code. As proposed in the first iteration, the cost is estimated to be \$100,000. There was discussion of the types of trees and plants and the locations. The goal is to meet the City's guidelines with a low maintenance landscape. Also included in the discussion was the lighting. Dr. Cunningham asked if there were plans to landscape the back of the property to block the view of the railroad tracks, and Mr. Black asked if something could be done to block the view of Building 4 until other plans are made. Dr. Shelton suggested a green screen on the fence for both. Ms. Flowers inquired about how the lighting along the frontage road was wired due to her prior experience with the car dealership and accidents on the frontage. Mr. Barnes responded that the plans for the lighting would be wired in a way that could create the situation Ms. Flowers stated. He agreed that the plans should be changed. Dr. Shelton shared the plans for other lighting at the facility. Final plans would be presented to the Board for approval, and a request for bids would be advertised after the first of the year.

VII. DISCUSS SIGNAGE OPTIONS FOR VOCATIONAL-TECHNICAL TRAINING CENTER FACILITY: Dr. Shelton displayed a drawing of the signage for the V-TTC facility prepared by National Sign Company. The dimensions are 41 feet high by 20 feet across and includes a 6-foot by 12-foot, 2-sided LED display. This fits within the City's gateway code. The cost would be \$100,000 for the sign only and \$180,000 with electronics. This sign would be located on the southeast corner of Building 1, near the feeder road, and turning into the property. There is a five-year warranty on parts and labor. The Charlie Thomas name will be affixed to the southeast corner of Building 1. Committee members offered several suggestions for the official name to be installed. Dr. Shelton said that a decision by the Board on the name should be made by next February.

VIII. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 6:53 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Paul J. Cunningham, M.D., Chairperson