

**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 13, 2017  
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, September 13, 2017, 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, Mr. Raymond Lewis, Jr., and Mr. Carroll G. Sunseri.

Faculty and 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., Mr. Peter Dreghorn, Mr. Nathan Mills, and Mr. Brent Oldbury.

- 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 September 8, 2017.
- III. CONSIDER APPROVAL OF MINUTES FROM JUNE 14, 2017 MEETING:** A reading of the minutes for the June 14, 2017 meeting was waived. Ms. Flowers moved to approve the minutes as presented; Mr. Raschke seconded. The motion passed unanimously.

*Mr. Cantini suggested addressing Agenda Item No. VI at this time. There was no objection. The Committee also considered Agenda Item No. VII, followed by Agenda Item Nos. IV and V.*

- IV. UPDATE AND DISCUSS EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS:**  
Dr. Shelton introduced the architects, who began with a review and update of the named projects. Mr. Mills showed the progress on the nursing and health sciences instructional building since the last presentation. There was an update of the elevations and some of the renderings. Gender neutral restrooms were configured after the conversations from the last meeting. He reviewed the floorplan of each level of the building. Dr. Shelton stated that although a 5<sup>th</sup> floor would be constructed with future health science programs in mind, recent conversations have occurred to possibly move the Culinary Arts program to this location and making this a hospitality/culinary complex that includes a dining area. This alternative has not been mapped out with the architects. Mr. Mills showed the

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*(Continued)*

different exterior palettes across the main campus and said these would be incorporated into the new building, which he also displayed. He shared updated renderings that had more photorealistic perspectives.

Mr. Mills moved on to the instructional building at the Applied Technology Center (ATC). Since the last meeting, the architects have cleaned up the site plan by reducing the square footage needed from the maximum available. It allows for more efficient parking and more islands to navigate. The result is a three-story building with parking on the ground level rather than the original four stories. A number of programs are being test fitted for this space. A law enforcement training center and medical administration are primary for now. He detailed the layout by floor. Preliminary shots of the exterior were shown. Dr. Shelton stated the goal is to create flexible space that can be modified based on the program demands of the community.

Mr. Dreghorn led the presentation on the student housing and Mr. Oldbury assisted. He gave the project schedule with the design phase in 2017, construction phase in 2018, and completion in 2019. Dr. Shelton said this schedule is contingent upon the availability of materials and labor post-Hurricanes Harvey and Irma. The cost of both will also impact the project. Details were given by Dr. Shelton on relocating the athletes who occupy the two houses to be demolished to begin construction. Mr. Oldbury and Mr. Mills reviewed the site plan and layout. Finish floor elevation is based on the pre-design report recommendation of 14.5 feet, the same as the nursing/health science building. This would be well above the proposed 100-year floodplain. The option was presented to the Regents to go above that level. With the information provided, they were comfortable with the recommended elevation. Modifications were made to have more kitchen counter space based on feedback from the previous meeting. Two options were proposed for the kitchen layout. The consensus was for the option with a more open concept. Mr. Oldbury displayed external perspectives and materials. Two options were given for the roof, a single-sloped roof and a gable roof. The architects said the single-sloped roof had better aesthetics. There was no feedback from the Regents regarding the roof options.

**V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING EYP (ARCHITECTS) CONCEPTUAL DRAWINGS FOR THE MAIN CAMPUS INSTRUCTIONAL BUILDING FOR NURSING AND HEALTH SCIENCES PROGRAMS, APPLIED TECHNOLOGY CENTER INSTRUCTIONAL BUILDING, AND STUDENT HOUSING PROJECTS:** There was no Committee recommendation determined to present to the Board of Regents regarding this agenda item.

- VI. UPDATE ON CAMPUS FACILITIES DAMAGE CAUSED BY HURRICANE HARVEY:** Dr. Shelton supplied a spreadsheet and detailed pages of estimates related to damage caused by Hurricane Harvey. Payroll expenses for time lost when the College was closed total \$261,413.82. Senator Cornyn's office and the Office of the Governor have asked for this amount. Dr. Shelton does not expect to recoup this loss. Mr. Raschke asked if the College has business interruption insurance or something similar. Dr. Shelton replied that he was not aware that the College has this coverage to cover salaries but would investigate. Going forward, the loss of tuition and fees may be covered under another type of coverage that would be an option. Estimated costs related to building damages total \$619,100. About \$500,000 of this amount is due to the two roofs leaking at the Whitecaps apartment on Avenue Q. Dr. Shelton briefly explained current and potential housing arrangements for the athletes. The insurance adjuster is due here this Friday. The remaining \$100,000 would be to seal several areas damaged by wind-driven rain. Damage at the Applied Technology Center was minimal and would cost approximately \$500 to repair. Each building has a separate deductible, so the cost may be on the College to repair. The College's staff and job order contractors would be used for the smaller projects. The bidding process would be used for larger jobs. Due to the damage the Whitecaps apartment sustained in both Hurricanes Ike and Harvey, this could inform the Board and administration on what to do with this structure in the future. Dr. Shelton reminded the Regents that the Facilities Master Plan shows this to be a parking lot. This was an informative item at this time and did not require any action by the Committee.
- VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING CAMPUS FACILITIES DAMAGE CAUSED BY HURRICANE HARVEY:** There was no Committee recommendation determined to present to the Board of Regents regarding this agenda item.
- VIII. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:15 p.m.

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Carla D. Biggers, Clerk

APPROVED AS CORRECT:

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Michael B. Hughes, Chairperson