

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
April 13, 2016
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, April 13, 2016, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. George F. Black, Chairperson, Ms. Karen F. Flowers, Mr. Florentino “Tino” F. Gonzalez, and Mr. Michael B. Hughes. Other Regents present included Mr. Armin Cantini, Mr. Carl E. Kelly, Mr. Raymond Lewis, Mr. Fred D. Raschke, and Mr. Carroll G. Sunseri.

Faculty and staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Mr. Conrad Breitbach, Dr. Gaynelle Hayes, and Mr. Timothy Setzer.

- I. **CALL TO ORDER:** Chairperson Black 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 April 8, 2016.
- III. **CONSIDER APPROVAL OF MINUTES FROM FEBRUARY 15, 2016 MEETING:** A reading of the minutes for the February 15, 2016 meeting was waived. Mr. Gonzalez moved to approve the minutes as printed and posted. Ms. Flowers noted that she was present for the February 15, 2016 meeting and asked that the minutes be corrected. Mr. Gonzalez amended his motion to accept the minutes with the correction; Ms. Flowers seconded. The motion passed unanimously.
- IV. **REVIEW AND DISCUSS PROPOSAL FOR ADDITION OF PARKING LOT AT 39TH STREET AND AVENUE Q (NORTHWEST CORNER):** Dr. Shelton reported that a request for bids was advertised. Five responses were received. Staff recommended the low bidder, Lucas Construction Company, Inc., for the amount of \$164,400. None of the proposals included the light poles and electrical work that were included in the engineer’s specifications. At staff’s request, Crescent Electric, the College’s electrical job order contractor, submitted a bid to install the five light poles with the associated electrical work. That bid totals \$46,000.
- V. **DETERMINE FACILITIES COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL FOR ADDITION OF PARKING LOT AT 39TH STREET AND AVENUE Q (NORTHWEST CORNER):** Mr. Hughes moved to recommend to the Board of Regents that Lucas Construction Company, Inc. be awarded the contract for the construction of a new parking lot on the northwest corner of 39th Street and Avenue Q and that Crescent Electric perform the electrical work as presented; Mr. Gonzalez seconded. The motion passed unanimously.

- VI. ADJOURNMENT TO CLOSED MEETING IN ROOM M-202:** Prior to adjourning to a closed meeting, Dr. Shelton explained it would only be necessary if the Regents want to discuss details of how the Access Control system works and its location in addition to the proposal. The Committee chose to go into a closed meeting. Mr. Black noted that the Facilities Committee, as authorized by Government Code, Section 551, reserves the right to enter into a closed meeting under the following provision of the Act: Section 551.076, Deliberation Regarding Security Devices or Security Audits, for the deployment, or specific occasions for implementation, of security personnel or devices. The Committee adjourned to the closed meeting in Room M-202 at 4:10 p.m.
- VII. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-202:** The Facilities Committee adjourned the closed meeting at 4:18 p.m. Chairperson Black reconvened the open meeting at 4:19 p.m. in Room M-202.
- VIII. REVIEW AND DISCUSS PROPOSAL FOR ACCESS CONTROL PROJECT:** There was no public review or discussion of the proposal for the Access Control Project.
- IX. DETERMINE FACILITIES COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL FOR ACCESS CONTROL PROJECT:** Mr. Gonzalez moved to recommend to the Board of Regents that the proposal submitted by Stanley Security Solutions in the amount of \$206,640 be accepted for the Access Control Project; Ms. Flowers seconded. The motion passed unanimously.
- X. UPDATE AND DISCUSS PROPOSED OVERHEAD HVAC PIPE SYSTEM BETWEEN THE NORTHERN AND MOODY HALL BUILDINGS:** Dr. Shelton and Mr. Timothy Setzer, Director of Facilities and Security, gave an update on the proposed overhead HVAC pipe system to run between the Northern and Moody Hall Buildings. Dr. Shelton reported that the College is losing 2,000 gallons of water per day which, on one occasion, caused an issue with a chiller. Shelmark Engineering prepared the drawings and staff had the College's job order contractor estimate a cost in the event of an emergency. Staff thought it would be more cost effective to request proposals. It has been advertised with a deadline to submit proposals by the end of the month. Mr. Cantini suggested calling a special meeting before the May Regular Meeting to award a contract and to expedite the start of the project, if feasible. Mr. Gonzalez asked whether staff will seek an adjustment from the City of Galveston for the sewer charges. Mr. Setzer confirmed that staff will seek an adjustment by providing evidence of the leak as required by the City.
- XI. UPDATE AND DISCUSS SUMMER 2016 AND UPCOMING FACILITIES PROJECTS:** Dr. Shelton outlined a number of facility-related projects. Some will be performed in-house and others will require Board approval. Details of the following projects were given:

XI. UPDATE AND DISCUSS SUMMER 2016 AND UPCOMING FACILITIES PROJECTS: (Continued)

- Monitor performance of roof top unit (RTU) 2 at the Applied Technology Center (ATC)
- Renovate the Student Success Center - Room N-119 (Title V grant funding)
- Update signage on corners of 41st Street and Avenue Q and 39th Street and Avenue R
- Redo radio tower on Northen Building
- Update and redesign rooms in the Cheney Student Center

Projects for consideration in the next budget cycle include:

- Replace ATC Building 2 roof
- Replace cooling tower on Northen Building
- Replace windows in Northen Building stairways
- Replace doors in Northen Building on second and third floors
- Convert library office space to expand computer lab for students and create the right environment for student use of the library
- Build storage facility on 41st Street lot owned by the College
- Replace another bus

Dr. Shelton proposed building new student housing with the gift donated for student life by the Abe and Annie Seibel Foundation. Approval would be requested to change the purpose of the request. Student housing would be a topic of discussion at the Board Retreat to have the project completed by fall 2018.

Mr. Black asked that staff consider selling the lot and locating another site for storage. Since this property is not within the College's targeted footprint, there was no need to keep it. He instructed the Regents to share any ideas with Dr. Shelton for further discussion with the Board.

Mr. Lewis inquired about McCoy's plans for its current location on property near the ATC. Dr. Shelton responded that he has not been contacted since last meeting with their representatives and has no update.

XII. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 4:44 p.m.

APPROVED AS CORRECT:

Carla D. Biggers, Clerk

George F. Black, Chairperson