

**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 12, 2018
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, September 12, 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, Mr. Raymond Lewis, Jr., and Ms. Rebecca Trout Unbehagen. Other Regents present were: Mr. Armin Cantini, Ms. Karen F. Flowers, Mr. Carl E. Kelly, and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Mr. Timothy Setzer.

- I. CALL TO ORDER:** Chairperson Hughes opened the meeting at 4:29 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, 2018.
- III. CONSIDER APPROVAL OF MINUTES FROM MAY 9, 2018 MEETING:** A reading of the minutes for the May 9, 2018 meeting was waived. Mr. Lewis moved to approve the minutes as presented; Ms. Unbehagen seconded. The motion passed unanimously.
- IV. REVIEW AND DISCUSS NEW STUDENT HOUSING CONCEPTS:** Dr. Shelton presented a concept to build three to five residential structures versus the institutional housing designed by EYP architects for student housing. Those plans were bid twice and the proposals submitted were over budget. In thinking about the location of the College's property, staff suggested a concept of duplex, triplex, or quadruplex housing for each of the five lots being considered. This would give the student housing a more neighborhood feel and Galveston look than the previous plans. With this concept, he estimates accommodating 16 students per lot (3,200 square feet). In conversations with a couple of builders, Dr. Shelton said the build-out cost would range from \$250 to \$350 per square feet, which is less than the other structure. The new concept has been discussed with City of Galveston staff who do not see any issues in permitting according to the building code. Dr. Shelton asked the Regents for feedback. He addressed questions regarding parking and elevation that would be the same. This concept would yield a total of 80 beds (16 students per unit times 5 lots), more than the original plan. Also, each could be built as the funds are available to do so. Dr. Shelton and Mr. Setzer, Director of Facilities and Security, informed the Regents of recent damage and all repairs needed to the women's softball housing as they consider action going forward.

IV. REVIEW AND DISCUSS NEW STUDENT HOUSING CONCEPTS: *(Continued)*

Dr. Shelton said in order to proceed, the Board would need to approve the change in design and concept, identify a residential architect, and hire a construction manager-at-risk (CMAR). He provided copies of Board Legal Policy CMD: Facilities Construction – Construction Manager-at-Risk that outlines procedures for this type of delivery method. The President also gave information on the selection of an architect for this project and the bidding process for a builder. In order to save cost, he recommended a CMAR instead of a general contractor like in the past. A comparison of the two was explained. Ms. Flowers and others liked the concept. She added that the façade and the colors could be different for each structure. In response to questions regarding any recourse the College may have against EYP, he said there is none. Dr. Shelton asked the Regents to direct him to move forward with selection of an architect and following policy to advertise with a request for qualifications or proposals (RFQ or RFP) for a CMAR. He would seek Board approval once received.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING NEW STUDENT HOUSING CONCEPTS: Ms. Unbehagen moved to recommend to the Board of Regents proceeding with the new student housing concept discussed that includes the selection of an architect and to send out a RFQ/RFP for a construction manager-at-risk; Mr. Lewis seconded. The motion passed unanimously.

VI. REVIEW AND DISCUSS PROPOSED THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN GALVESTON COLLEGE AND McCOY CORPORATION: Dr. Shelton presented a proposed “Third Amendment to Lease Agreement” between Galveston College and McCoy Corporation (McCoy). McCoy is utilizing Building 4 at the Applied Technology Center. The current lease agreement, approved by the Board in September 2012, was extended in March 2014 and September 2016. It expires on September 30, 2018. The President requested a two-year extension of the lease agreement through September 30, 2020, for the same monthly base rent amount of \$2,000. He said the College has no plans to use Building 4 within that period of time.

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSED THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN GALVESTON COLLEGE AND McCOY CORPORATION: Mr. Lewis moved to recommend to the full Board approval of the lease agreement extension through September 30, 2020, and to authorize the President to sign the agreement; Ms. Unbehagen seconded. Dr. Shelton noted plans for future growth at the ATC location is contingent upon philanthropic money. The motion passed unanimously.

VIII. 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

VIII. ADJOURNMENT TO CLOSED/EXECUTIVE SESSION IN ROOM M-202:
(Continued)

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 5:04 p.m.

IX. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-202: The Facilities Committee adjourned the closed/executive session at 5:02 p.m. Chairperson Hughes reconvened the open meeting at 5:10 p.m. in Room M-202.

X. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THE PURCHASE OF REAL PROPERTY: Ms. Unbehagen moved to recommend to the Board of Regents the authorization of the College President to negotiate and purchase real property on behalf of the College and to execute all necessary documents associated with the purchase. Mr. Lewis seconded, and the motion passed unanimously.

XI. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:11 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson