

**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 9, 2025
4:45 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, April 9, 2025, in Room M-202 of Moody Hall, commencing at 4:45 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Dr. Norman Hoffman, Mr. Raymond Lewis, Jr. (attended virtually), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini and Ms. Mary Longoria.

Staff present included Dr. W. Myles Shelton, President, Dr. Conrad Breitbach, Ms. Breanne Loreface, Mr. Tracy Morgan, and Dr. Van Patterson.

- I. CALL TO ORDER:** Chair Hughes opened the meeting at 4:45 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 4, 2025.
- III. CONSIDER APPROVAL OF MINUTES FROM THE JANUARY 15, 2025 MEETING:** A reading of the minutes for the January 15, 2025 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Sunseri seconded. The motion passed unanimously.
- IV. CITIZENS DESIRING TO APPEAR BEFORE THE COMMITTEE ON AGENDA ITEMS:** There were no citizens present desiring to appear before the Committee.
- V. UPDATE ON STUDENT HOUSING:** Dr. Shelton presented this item to the Committee. The Board was given a handout that showed the possible configuration for the houses on the lots located at Ave R and 38th Street. General discussion was had about how the houses might fit on the lot, and the need for a variance from the City for a setback along the property line that is along 38th Street. The Committee also looked at other proposed housing options for the smaller lots that the College owns on 41st Street. Some general discussion was had on the timeline for when the houses proposed for Ave R and 38th Street might be put out to bid. If the goal is to have the housing open for Fall of 2026, then the process would be to draw up construction drawings, and select a Construction Manager at Risk, so that construction could start around August or September. Prices are very uncertain right now and it might be difficult to get anyone to bid on anything that isn't a cost-plus basis.

General discussion continued on what the possibilities would be for the Ave R lots if the variance is not issued, what could be developed on the property that the Whitecaps apartments is currently on, and if the current houses on the lots can be demolished or sold

and moved. Dr. Shelton added that the Committee will be asked to vote on how they would like to recommend that the Board proceed at next month's meeting.

VI. UPDATE ON FACILITIES PROJECTS INCLUDING THE HEALTH SCIENCES EDUCATION CENTER (HSEC), NORTHERN BACKFILL RENOVATION PROJECT, TRANSFORMER REPLACEMENT AND PHYSICAL PLANT UPGRADES, OTHER FACILITIES PROJECT, AND THE FACILITIES

MASTER PLAN: Dr. Shelton presented on these items to the Committee. Dr. Shelton gave the committee a handout related to the new roof that is proposed for the gym. He added that the item is just about ready to go out to bid, and those recommendations would come back to the Board in May. Brief discussion was had on the proposed roof and that the same style of roof was used on Building 2 at the ATC. There have been no problems with that roof. There was also a brief discussion of the timeline for install.

Dr. Shelton continued with a brief discussion of the Facilities Master Plan. The timeline is behind schedule. He gave the committee a handout with some drawings of potential options. There was general discussion about elements of the proposed plan. Dr. Shelton reminded the Committee that the Facilities Master plan is looking 20 years down the road. Some general discussion was had on the age of Moody Hall.

Dr. Shelton added that they are still working on the punch list for the HSEC, and he will give a more complete update next month.

VII. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:28 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson