

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
November 8, 2016
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Tuesday, November 8, 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, Mr. Florentino “Tino” F. Gonzalez, and Mr. Michael B. Hughes. Other Regents present were Mr. Raymond Lewis, Jr. and Mr. Armin Cantini.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Dr. Gaynelle Hayes. Also present were representatives from EYP, Project Designer John Smith and Mr. Peter Dreghorn.

- 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 November 4, 2016.
- III. **CONSIDER APPROVAL OF MINUTES FROM OCTOBER 12, 2016 MEETING:** A reading of the minutes for the October 12, 2016 meeting was waived. Mr. Hughes moved to approve the minutes as presented; Mr. Gonzalez seconded. The motion passed unanimously.
- IV. **REVIEW AND CONTINUE DISCUSSION OF EYP PROGRAM CONFIRMATION AND PRE-DESIGN REPORT (PHASE 1) AND CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES (PHASE 2) FOR STUDENT HOUSING PROJECT:** Dr. Shelton introduced this agenda item and Mr. John Smith with EYP. Mr. Smith gave an update on the program confirmation and submitted the final pre-design report (Phase 1) for the student housing project. He began with a recap of previous discussions with the Committee. Plans were based on the consensus of the Regents of a three-story, L-shaped concept with an open area for green space. This concept of two separate buildings on two lots would produce a total of 45 units. Dr. Shelton noted that the lots would have to be replatted as a single lot and receive special zoning from the City of Galveston as a planned unit development (PUD). A proposed unit plan was included in the report as a planning module to test fit the site. Mr. Smith said this layout could change once they enter into a more detailed design phase as well as the façade. He shared the final flood elevation assessment and other findings regarding zoning. Mr. Dreghorn stated that as a result of meeting discussions with the City staff, he does not foresee any significant issues getting the PUD plan approved. This process could take about 60 days. ERP would have to prepare a separate report for the

IV. REVIEW AND CONTINUE DISCUSSION OF EYP PROGRAM CONFIRMATION AND PRE-DESIGN REPORT (PHASE 1) AND CONTRACT FOR ARCHITECTURAL/ ENGINEERING SERVICES (PHASE 2) FOR STUDENT HOUSING PROJECT: *(Continued)*

PUD application. The Phase 1 report also includes the engineer's findings that were confirmed by the City for various public works accessibility. A mechanical engineer was engaged to provide a systems narrative to assist with the estimated cost of the project. The total construction cost would be \$4,068,084. ERP would charge a flat fee of \$267,500 for architectural and engineering services. There would be additional costs for permit fees and materials testing. Estimates for furniture are \$120,000 to \$150,000 and demolition in the amount of \$25,000. Dr. Shelton said this is roughly a total of \$4.5 million, and the College has \$2.0 million of philanthropic dollars. To move forward, the Regents need to consider whether institutional funds would be allocated, additional philanthropic dollars should be sought, or to issue revenue bonds. Also, do they build to the dollars or to the need? Mr. Black commented that the Board should plan on the project costing \$5.0 to \$5.5 million considering construction cost history. There was discussion on ways to reduce the cost of the project, cost per student, and the early design concept presented. Dr. Shelton reminded the Committee that The Seibel Foundation donated the funds for a student activity/fitness center concept. Verbal commitment has been given to redirect the funds for student housing. The College's Foundation Director has been instructed to get that consent in writing. He and Mr. Black agreed that using revenue bonds for a future need is preferred. Mr. Black noted there are funds available in the fund balance now that could be applied to the balance.

- V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING EYP PROGRAM CONFIRMATION AND PRE-DESIGN REPORT (PHASE 1) AND CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES (PHASE 2) FOR STUDENT HOUSING PROJECT:** Dr. Shelton said Phase 1 has been completed and staff is requesting the engagement of EYP for architectural/engineering services (Phase 2) in the amount of \$267,500 to develop the student housing project. EYP distributed a copy of the contract for services. Mr. Cantini recommended that with the agreement to move forward with Phase 2, the Board consider a financing plan for the project. Mr. Black agreed. He announced his absence at tomorrow's Regular Board Meeting and asked Mr. Gonzalez to present the report. Mr. Black asked that, if a recommendation is made, it include the total amount anticipated by the Committee to complete the project. If the Regents are not willing to accept the cost, he suggested not moving forward with Phase 2. For clarification, Dr. Shelton stated these fees would be paid with institutional funds since the Seibel monies are currently invested. Mr. Hughes moved to recommend to the Board of Regents the authorization of the College President to execute the Phase 2 contract with the stipulation that the College obtains a written commitment from The Seibel Foundation to allow those funds to be used for this project; Mr. Gonzalez seconded. The motion passed unanimously.

VI. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:00 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

George F. Black, Chairperson