

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
May 14, 2025
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, May 14, 2025, in Room M-202 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson (excused), 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 (arrived at 4:34), Ms. Karen Flowers (arrived at 4:31) and Ms. Mary Longoria.

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

- I. CALL TO ORDER:** Mr. Raschke opened the meeting at 4:30 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 May 9, 2025.
- III. CONSIDER APPROVAL OF MINUTES FROM THE APRIL 9, 2025 MEETING:** A reading of the minutes for the April 9, 2025 meeting was waived. Ms. Sunseri moved to approve the minutes as presented; Dr. Hoffman 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. REVIEW AND CONSIDER BIDS FOR THE ROOF RETROFIT FOR THE MAIN CAMPUS GYM:** Dr. Shelton presented this item to the Committee. Staff recommends the approval of the bid from Hyperion Construction, it was the low bid. At this time, staff is not recommending the interior lining replacement. This will be addressed as a future project. Discussion was had on the timeline for the project and the engineering for the windstorm.
- VI. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING BID FOR THE ROOF RETROFIT FOR THE MAIN CAMPUS GYM:** Dr. Hoffman moved to recommend approval of the bid from Hyperion Construction in the amount of \$311,340.99; Ms. Sunseri seconded. The motion passed unanimously.
- VII. REVIEW AND CONSIDER DESIGN (ARCHITECTURAL & ENGINEERING SERVICES) PROPOSAL FOR STUDENT HOUSING:** Dr. Shelton presented this

item to the Committee. The committee received a handout from Dr. Shelton as a reminder of what has been previously discussed regarding the housing. The City has approved the drawings as presented. Dr. Shelton shared that these three new houses could end up costing more than the seven houses that were previously built. It is anticipated that the houses will cost around \$375/square foot. It was clarified that the houses are required to be built to a commercial standard because they are multi-use. The proposed contract for the architectural and engineering services is \$40,100. The Architectural Drawings are \$28,400, the Structural Drawings are \$3,500, and the MEP Drawings are \$8,200. Staff would recommend the proposal from Creole Designs to the Committee. This project would create 36 new beds.

Discussion was had on the current number of beds, and that the new beds would allow the College to tear down the Whitecaps Apartments and move those students over to the new housing. Further discussion was had on the process for the demolition of the existing houses. Dr. Shelton added that this project would go out to bid in June. Additional discussion was had on the design differences between the houses, and that the proposal for architectural drawings was so reasonable based on the fact that the architect has the old drawings. Ms. Flowers gave a brief overview of the decision-making process of when the original Seibel houses were built. It was confirmed that the architect does construction coordination and that the windstorm is part of the structural drawings, but windstorm testing, inspections, and drainage would be separate. Some additional discussion was had on how housing is assigned to students.

VIII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING DESIGN (ARCHITECTURAL & ENGINEERING SERVICES)

PROPOSAL FOR STUDENT HOUSING: Dr. Hoffman moved to recommend approval to the Board of Regents for the proposal for design (architectural & engineering) services from Creole Designs, in the amount of \$40,100, and authorize the President to execute the contract; Mr. Lewis seconded. The motion passed unanimously.

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

PROJECTS: Dr. Shelton presented this item to the Committee. The Committee was given a handout with the Facilities Master Plan timeline. The architect is behind schedule on the Facilities Master Plan. Dr. Shelton pointed out page 9 of the handout and discussed the new building proposed at the Applied Technology Center (ATC). Discussion was had on the effect that the TXDOT project will have on the ATC campus. TXDOT has not provided the College with any information on what they are planning to do at this point. It is anticipated that the College could lose 30 parking spaces and the big sign in front of the building. Discussion continued on the Whitecaps Apartments and the possibilities for that lot once the apartments are demolished. There is a possibility that it could be used for batting cages and sand volleyball courts. In the handout provided to the Committee, there were several test fits drawn to conclude that the idea has merit.

Dr. Shelton continued with a discussion of the Health Sciences Education Center (HSEC). Substantial completion was declared on May 31, 2024. There is still not an agreed upon punch list for the building. Discussion was had on the process for having another contractor finish the work, or other processes for moving forward to get the project finished. Dr. Shelton will update the Board again after their meeting next Tuesday. Some discussion was had on continuing punch list items and what has to happen if next steps need to be taken.

Lastly, Dr. Shelton gave a brief update on the Backfill Renovation Project. That project is almost complete. There are just a few minor punch list items. It is anticipated that the project acceptance and release of retainage will be on the June agenda. Same with the Physical Plant Project.

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

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson