

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
March 19, 2014
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, March 19, 2014, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Paul J. Cunningham, M.D., Chairperson, Mr. Armin Cantini (*arrived at 4:02 p.m.*), Ms. Karen F. Flowers, Mr. Florentino “Tino” F. Gonzalez, and Mr. Raymond Lewis, Jr. Other Regents present included Mr. George F. Black, Board Chairperson (*arrived at 4:38*), Mr. Carl E. Kelly, Mr. Fred D. Raschke (*arrived at 4:24 p.m.*), and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Dr. Gaynelle Hayes. Ms. Sheryl Rozier, Board of Regents Position 5 candidate, also attended the meeting.

- I. CALL TO ORDER:** Chairperson Cunningham 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 March 11, 2014.

- III. CONSIDER APPROVAL OF MINUTES FROM FEBRUARY 19, 2014 MEETING:** A reading of the minutes for the February 19, 2014 meeting was waived. Ms. Flowers moved to approve the minutes as presented; Mr. Lewis seconded. The motion passed unanimously.

Dr. Cunningham moved to Agenda Items VI through XI, with the Committee’s consent, until the arrival of Ms. Marie Hoke with WHR Architects, Inc.

- IV. REVIEW AND DISCUSS PROPOSED DESIGN OF THEATER/PERFORMING ARTS CENTER:** Representatives from WHR Architects, Inc. (WHR), Mr. Jeff Chittenden, Mr. Jason Do, and Ms. Marie Hoke, presented a more detailed conceptual design of the theater/performing arts center to the Facilities Committee. Ms. Hoke opened the presentation and Mr. Do displayed visuals of preliminary interior and exterior designs. Mr. Chittenden interjected technical information during the presentation. Three options were showed using different materials and colors for the upper exterior of the building. Slides were shown to visualize optional uses for a number of venues. Regents favored the bronze-colored aluminum option that complements the existing palette of colors and materials on campus. Several Regents positively reacted to the architect’s proposed conceptual design which included an interior wave motif on the ceiling and a staircase visible through the glass from the street. Dr. Shelton reminded the Regents that these designs will require a variance from the City of Galveston due to the height and

IV. REVIEW AND DISCUSS PROPOSED DESIGN OF THEATER/PERFORMING ARTS CENTER: (Continued)

parking. It was agreed that staff should begin this process before the Facilities Committee submits a recommendation to the Board of Regents on the conceptual design. It was also suggested that several renderings of this concept should be displayed for fundraising efforts at next week's Galveston College Foundation events.

V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSED DESIGN OF THEATER/PERFORMING ARTS CENTER: The Facilities Committee had no recommendations regarding the proposed conceptual design of the theater/performing arts center at this time.

VI. REVIEW AND DISCUSS APPLIED TECHNOLOGY CENTER PROJECT AND PENDING/PROPOSED CHANGE ORDERS: Dr. Shelton gave an update on the status of Applied Technology Center renovations and project change orders. He said there were no substantial changes since the previous meeting. Copies of the handout given at that meeting were redistributed. Staff still has not received paperwork to close out this project. The contractor's goal is to complete the punch list items by the end of the week with the exception of the lighting on the street. Dr. Shelton shared information regarding issues with the new sewer line that was installed by the City of Galveston and lien notices against the contractor that have to be resolved.

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING APPLIED TECHNOLOGY CENTER PENDING/PROPOSED CHANGE ORDERS: There was no recommendation regarding the Applied Technology Center pending/proposed change orders.

VIII. REVIEW AND DISCUSS PROPOSED FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN GALVESTON COLLEGE AND McCOY CORPORATION: Dr. Shelton presented a proposed First Amendment to the lease agreement between Galveston College and McCoy Corporation (McCoy). McCoy is utilizing Building 4 at the Applied Technology Center and has requested a two-year extension of the lease agreement through September 30, 2016, for the same monthly base rent amount of \$2,000. Dr. Shelton stated that the current lease agreement, approved by the Board in September 2012, expires on September 30, 2014. Staff recommended the extension since the College has no plans to use Building 4 within that timeframe.

IX. DETERMINE COMMITTEE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING PROPOSED FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN GALVESTON COLLEGE AND McCOY CORPORATION: Mr. Cantini moved to recommend to the full Board approval of the lease agreement extension through September 2016; Ms. Flowers seconded. The motion passed unanimously.

- X. UPDATE AND DISCUSS STEM SUCCESS CENTER CLASSROOM RENOVATION PROJECT:** Dr. Shelton provided an update of the STEM Success Center classroom renovation project (chemistry lab) and the architect's floor plan. He informed the Committee that project costs estimated by the College's job order contractor was more than double the anticipated cost based on the plans drawn to faculty's and staff's specifications. The contractor's estimate is in line with a Coordinating Board report of construction costs. As a result, the project will have to be rethought, plans redrawn, and value engineering applied to fit within the STEM budget for this project. Several alternatives were discussed with the Regents which include prioritizing the needs of faculty and completing the project in two phases. Dr. Shelton said staff plans to bring the revised plans to the Board for approval in April to meet the timeline of completing the project by the beginning of the Fall 2014 semester. The Regents Hall 2nd and 3rd Floor restrooms will be renovated simultaneously this summer to meet handicap accessibility standards.
- XI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING STEM SUCCESS CENTER CLASSROOM RENOVATION PROJECT:** No recommendation was determined regarding the STEM Success Center classroom renovation project.
- XI. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:58 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Paul J. Cunningham, M.D., Chairperson