

**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 8, 2017
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, March 8, 2017, 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, Ms. Karen F. Flowers, Mr. Florentino “Tino” F. Gonzalez, and Mr. Michael B. Hughes. Other Regents present were: Mr. Armin Cantini, Mr. Carl E. Kelly, Mr. Raymond Lewis, Jr., and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Gaynelle Hayes, and Mr. Timothy Setzer. Also present was Mr. Peter Dreghorn with EYP.

- 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 March 3, 2017.
- III. CONSIDER APPROVAL OF MINUTES FROM FEBRUARY 8, 2017 MEETING:** A reading of the minutes for the February 8, 2017 meeting was waived. Mr. Gonzalez moved to approve the minutes as presented; Ms. Flowers seconded. The motion passed unanimously.
- IV. REVIEW AND DISCUSS PROPOSALS FOR ROOFING RENOVATIONS TO APPLIED TECHNOLOGY CENTER BUILDING 2:** Dr. Shelton reminded the Regents that this roof project was budgeted for this year. A request for proposals was advertised and six vendors responded. The lowest bid was \$207,600 and the highest bid was \$394,795. Dr. Shelton stated the lowest bid was submitted by Pyramid Waterproofing. All proposals were reviewed by staff and by Price Consulting, the College’s roof engineering consultant. Both determined that Pyramid Waterproofing was the most preferred and responsive bidder for the project. In response to the question of local vendors replying to the RFP, he said there were five from Houston and one from Texas City.
- V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSALS FOR ROOFING RENOVATIONS TO APPLIED TECHNOLOGY CENTER BUILDING 2:** Ms. Flowers moved to recommend to the Board of Regents approval of the lowest bid of \$207,600 submitted by Pyramid Waterproofing (P.O. Box 16059, Houston, Texas 77222); Mr. Gonzalez seconded. Dr. Shelton gave additional details regarding the warranty, company history, and project timeline. He explained the option chosen to replace the roof on ATC Building 2 would meet all windstorm standards and would be more cost effective. The motion passed unanimously.

VI. UPDATE ON THE ABE & ANNIE SEIBEL FOUNDATION PLEDGE REPURPOSING FROM STUDENT ACTIVITIES TO STUDENT HOUSING:

Dr. Shelton reported that the pledge has been paid in full to the College. Written authorization has not been received from the Seibel Foundation to move it forward to student housing. The Seibel Foundation Board of Directors is scheduled to meet later this month so an answer is expected by early April.

VII. DISCUSS ALTERNATIVE STUDENT HOUSING FOR ATHLETES DURING CONSTRUCTION OF NEW DORMITORY:

Dr. Shelton noted that with the discussion of new student housing, the topic of alternative student housing for athletes during construction of a new dormitory needs to be considered. Mr. Gonzalez declared a conflict of interest prior to this discussion. Dr. Shelton said there are three options: (1) do nothing, (2) the College can rent apartments for scholarship athletes, or (3) provide housing for all athletes. Housing facilities for 48 students are available at the Sea Star Base Galveston from the end of August through May. He said discussion is very preliminary but wanted to share this information with the Regents. The President explained the possible configuration of the suites and shared the advantages/disadvantages of this arrangement. One disadvantage is that of food service because there are no kitchens in the rooms. Other disadvantages mentioned are: (1) parking during events, (2) shuttle service to the main campus for those who do not have personal transportation, (3) no closet space, (4) security, (5) student discipline, and (6) liability. Cost would still have to be negotiated. Mr. Gonzalez and Dr. Shelton have researched what other colleges are paying for similar arrangements. Currently, the College charges \$1,075 for housing plus \$1,200 for meals per person per semester (multiple occupancy of 4-6 student athletes). Traditional college housing (residence hall) ranges from \$650 to \$1,500, apartment/ dormitory style housing is \$2,500 to \$2,900, and university traditional housing is about \$1,400 to \$2,000 per student per semester. Dr. Shelton added there is a dining/kitchen facility on the 5th Floor of the Sea Star Base that could be utilized. The cost to the College will be determined once the Sea Star Base Galveston calculates its cost to do business. He stated a number of factors that would impact the start date of this agreement, but it would not be before this fall.

VIII. DISCUSS ENGAGEMENT OF EYP (ARCHITECTS) TO DEVELOP CONCEPTUAL DRAWINGS FOR INSTRUCTIONAL BUILDINGS AT THE MAIN CAMPUS FOR HEALTH SCIENCES AND NURSING PROGRAMS AND A BUILDING AT THE APPLIED TECHNOLOGY CENTER:

Mr. Black introduced this agenda item, and Dr. Shelton began by explaining the reason for requesting the engagement of EYP to develop conceptual drawings for instructional buildings. Mr. Peter Dreghorn with EYP was available to answer questions. Dr. Shelton and several Regents were made aware of a new focus on education in Galveston by major foundations, including community colleges, at a meeting they attended recently. With this in mind and moving forward with the College's Facilities Master Plan and Strategic Plan, Dr. Shelton presented a proposal submitted by EYP to develop conceptual drawings for two buildings designed for programs to meet workforce and career needs that would be used as a donor package. The proposal for the main campus would be for a 75,000 to 100,000 square foot facility for health

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sciences and nursing programs. The other proposal is for a new instructional building at the ATC to replace existing Building 3. Dr. Shelton gave details of possible programs and location of the main campus building, needed parking, potential expansion at the ATC. EYP's fee for each proposal is \$75,000 plus \$10,000 for reimbursable expenses for the scope of services provided. Dr. Shelton stated that it was staff's recommendation to accept this proposal. Since the expense is not budgeted, he also requested approval of a fund balance transfer. Mr. Black added that the College was encouraged to have a donor package to present to The Moody Foundation at its fall meeting.

IX. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING ENGAGEMENT OF EYP (ARCHITECTS) TO DEVELOP CONCEPTUAL DRAWINGS FOR INSTRUCTIONAL BUILDINGS AT THE MAIN CAMPUS FOR HEALTH SCIENCES AND NURSING PROGRAMS AND A BUILDING AT THE APPLIED TECHNOLOGY CENTER: Mr. Hughes moved to recommend to the Board of Regents acceptance of the EYP proposals to move forward on pre-design services and programming for a new Nursing and Health Sciences Facility and an ATC instructional building at a proposed cost of \$170,000 and to authorize the College President to execute the agreement; Ms. Flowers seconded. The motion passed unanimously.

X. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 4:50 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

George F. Black, Chairperson