

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

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, February 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, Ms. Karen F. Flowers, Mr. Florentino “Tino” F. Gonzalez, and Mr. Raymond Lewis, Jr. Other Regents present included Mr. George F. Black, Board Chairperson, Mr. Carl E. Kelly, Mr. Fred D. Raschke, and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Dr. Gaynelle Hayes.

- I. CALL TO ORDER:** Chairperson Cunningham opened the meeting at 4:02 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 February 14, 2014.
- III. CONSIDER APPROVAL OF MINUTES FROM JANUARY 8, 2014 MEETING:** A reading of the minutes for the January 8, 2014 meeting was waived. Mr. Lewis moved to approve the minutes as presented; Mr. Gonzalez seconded. The motion passed unanimously.
- IV. REVIEW AND DISCUSS PROPOSED DESIGN OF THEATER/PERFORMING ARTS CENTER:** Ms. Marie Hoke, Principal, and Mr. John Smith, Associate, of WHR Architects, Inc. (WHR) presented the proposed design of the theater/performing arts center to the Facilities Committee. Ms. Hoke opened the presentation and Mr. Smith displayed visuals of preliminary interior and exterior designs. The interior site diagram meets programmatic needs determined by the administration. Floor plans of the three-level structure located on the corner of 39th Street and Avenue R were reviewed. Mr. Smith noted that this early stage of planning is a three-dimensional visual of how the structure relates to the campus palette, how it sits in scale to the other buildings on campus, and was designed to generate discussion and get feedback from the Regents. The design, as proposed, would require a variance from the City of Galveston for height and parking. Other topics discussed relating to the project included green space, donor signage, weather-resistant exterior materials, and delivery/service access. Dr. Shelton asked the Regents if the architects were moving in the right direction. They responded positively.

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

Components of the multi-level student life / student recreation center construction project (Agenda Item VI) and its physical relation to the theater/performing arts center were discussed as part of this agenda item since planning for both projects will be considered simultaneously. Ms. Hoke noted that at this stage of planning, it appears that the recreation center would be more of an addition to the Hermes Fitness Center as opposed to an independent building.

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 design of the theater/performing arts center at this time.

VI. UPDATE AND DISCUSS STUDENT LIFE / STUDENT RECREATION CENTER CONSTRUCTION PROJECT: Mr. Smith reported that they have just engaged in the student life / student recreation center construction project by gathering information and focusing on the swimming pool, the largest component.

VII. REVIEW AND DISCUSS APPLIED TECHNOLOGY CENTER PROJECT AND PENDING/PROPOSED CHANGE ORDERS: Dr. Shelton gave an update on the status of Applied Technology Center (ATC) renovations and project change orders. He said that the contractor is nearing completion of the project. Other items reported were:

- The City of Galveston extended the sewer line up to the ATC property allowing the College to tie into the sewer system from the current septic tank system for a cost savings to the institution.
- Lighting of the Broadway access road has not been resolved with the City. The architects and contractors cannot come to an agreement as to who is at fault: the engineer who designed the lights or the contractor who constructed them.
- Most of the punch list items are coming together; there are a number outstanding. One of the larger items requiring attention is an air conditioning unit on top of Building 1 and its programming feature that does not function properly.
- Building 3 issues have been resolved that allow occupancy of the building.
- Interior doors for Building 1 are being changed out.

Dr. Shelton provided the Regents with a project worksheet showing the original contract price to the contractor, a list of approved change orders, pending proposal requests, and revised contract pricing. Also provided was a handout of pending change orders with the status and amount for each. As submitted, pending change orders total \$104,873.13. Dr. Shelton reported that \$162,000 is also being withheld. There was discussion about permit fees for this project that were outlined in the architect's general conditions and overlooked by the contractor, liens that have been filed by subcontractors against the general contractor, and the impact to the College of not finishing the project within the estimated timeline.

VIII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING APPLIED TECHNOLOGY CENTER PENDING/PROPOSED CHANGE ORDERS:

The Committee determined that until the contractor and architect come to an agreement on the outstanding change orders, there would not be a recommendation to the Board of Regents regarding this matter.

IX. UPDATE AND DISCUSS STEM SUCCESS CENTER CLASSROOM RENOVATION PROJECT:

Dr. Shelton gave an update on the STEM Success Center classroom renovation project (chemistry lab – Room R-378). A copy was provided of the renovated chemistry lab floor plan. The architect has completed 95 percent of the architectural and engineering specifications, and the architect estimates the project cost would be significantly less than budgeted. It was discovered that since Regents Hall was constructed before the 1993-1994 building code changes, the restrooms are not handicap accessible. Therefore, the 3rd Floor restroom will have to be redone at a cost of \$75,000, which is not covered by the STEM grant. Dr. Shelton said that renovations to the Moody Hall restrooms were planned for the summer and funds budgeted. That project would be postponed, and the funds applied to the Regents Hall restroom renovation. It was recommended by Mr. Black that staff investigate the cost efficiency to redo the 2nd Floor restroom at the same time since it is situated directly below the 3rd Floor restroom. A diagram of the two restrooms was distributed showing the dimensions. Dr. Shelton noted that the work would be done by the College's Board-approved job order contractor, Vaughn Construction.

X. UPDATE AND DISCUSS 2013-2014 FACILITY REFRESH PROJECTS:

Dr. Shelton gave a brief overview of proposed and completed facility-related projects. A handout supplied gave a list of projects with an estimated cost and completion status.

XI. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:15 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Paul J. Cunningham, M.D., Chairperson