

**NOTICE OF FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
BOARD OF REGENTS**

In compliance with the Open Meetings Act, Texas Government Code, Section 551.041, notice is hereby given that a Facilities Committee Meeting of the Galveston Community College District Board of Regents will be held on **Wednesday, August 11, 2021**, at 4:00 PM in Room M-220 Galveston College, 4015 Avenue Q, Galveston, Texas 77550.

- AGENDA -

- I. Call to Order**
- II. Certification of Posting Notice of Facilities Committee Meeting
- III. Consider Approval of Minutes from June 9, 2021 Meeting (*Action Item*) 2
- IV. Citizens Desiring to Appear Before the Committee on Agenda Items
(*Please complete a request card prior to the start of the meeting. The Committee Chairperson may limit the time of appearance before the Committee to three minutes.*)
- V. Update on New Facility to Support Nursing and Health Science Programs
- VI. Review and Discuss Responses to Request for Qualifications for Bond Counsel Services 4
- VII. Determine Committee Recommendation to Board of Regents Regarding Responses to Request for Qualifications for Bond Counsel Services (*Action Item*)
- VIII. Review and Discuss Proposal for Cast Aluminum Plaque Located at the Abe and Annie Seibel Foundation Student Residences 5
- IX. Determine Committee Recommendation to Board of Regent Regarding Proposal for Cast Aluminum Plaque Located at the Abe and Annie Seibel Foundation Student Residences (*Action Item*)
- X. Discuss Procurement Methods for New Facility to Support Nursing and Health Science Programs 7
- XI. Determine Committee Recommendation to Board of Regents Regarding Construction Contracting Methods for New Facility to Support Nursing and Health Science Programs (*Action Item*)
- XII. Adjournment

The notice for this meeting was posted on August 5, 2021, in compliance with the Texas Open Meetings Act.

W. Myles Shelton, Ed.D., President

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
June 9, 2021
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, June 9, 2021, 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, Mr. Fred D. Raschke, Mr. Carroll G. Sunseri, and Ms. Rebecca Trout Unbehagen. Other Regents present were: Mr. Armin Cantini, Ms. Karen F. Flowers, and Ms. Mary R. Longoria.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Dr. Van Patterson.

- I. **CALL TO ORDER:** Chairperson Hughes opened the meeting at 4:31 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 June 3, 2021.
- III. **CONSIDER APPROVAL OF MINUTES FROM FEBRUARY 10, 2021 MEETING:** A reading of the minutes for the February 10, 2021 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Mr. Sunseri 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. **UPDATE ON WHITECAPS SOFTBALL FIELD:** Dr. Shelton gave an update on the Whitecaps softball field (Lassie League Complex on 83rd Street). The team plays on Carter Field, and current guidelines indicate that the field does not meet collegiate specifications. He displayed slides of the complex and pointed out the issues that need to be addressed in order to comply. Staff has had discussions with the City of Galveston administration on how to move forward. The City's engineers are looking into options to make some adjustments at Carter Field. Another option would be to move to Field 4 to meet the required specifications. Dr. Shelton anticipates a response within a couple of months from the City with proposals. The next discussion would be related to the cost. He believes an arrangement similar to the one with the Bernard Davis Field could be offered whereby the College buys the necessary materials and the City provides the labor.

- VI. UPDATE ON TEXAS DEPARTMENT OF TRANSPORTATION I-45 RECONSTRUCTION PROJECT FROM GALVESTON CAUSEWAY BRIDGE TO 61ST STREET:** Dr. Shelton gave an update on the TxDOT I-45 reconstruction project from the Galveston Causeway Bridge to 61st Street and its possible impact at the Charlie Thomas Family Applied Technology Center (ATC). He explained details of the project that is planned to begin in 2023. Based on available drawings, it is possible that the first row of parking and landscaping at the ATC would be lost. This project may also affect the jumbotron. The water main and high-pressure gas lines are directly under the area of construction. It does not appear that there is any land that would require right-of-way negotiations. Access to the ATC would have to be from 77th Street once construction is started. Dr. Shelton shared the timeline for this proposed \$115.0 million project beginning with the environmental assessments/decisions this summer through the start of construction in 2023. The ATC should not be impacted until construction begins. Ms. Flowers recommended postponing any landscaping projects for now.
- VII. ADJOURNMENT TO CLOSED MEETING IN ROOM M-202:** Mr. Hughes noted that the Facilities Committee, as authorized by Government Code, Section 551, reserves the right to enter into a closed meeting under the following provision of the Act: Section 551.072, Deliberations about Real Property, to deliberate the purchase and value of real property to avoid any detrimental effect on the position of the College in negotiations with third parties. The Committee adjourned to the closed meeting in Room M-202 at 4:52 p.m.
- Ms. Unbehagen arrived at 4:56 p.m.*
- VIII. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-202:** The Facilities Committee adjourned the closed meeting at 5:08 p.m. Chairperson Hughes reconvened the open meeting at 5:09 p.m. in Room M-202.
- IX. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PURCHASE OF REAL PROPERTY:** Mr. Raschke moved to recommend to the Board of Regents that we allow Dr. Shelton to move forward regarding the purchase of real property and to grant him the authority to execute all necessary documents associated with the purchase; Mr. Sunseri seconded. The motion passed unanimously.
- X. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:10 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Review and Discuss Responses to
Request for Qualifications for Bond Counsel Services

A request for qualifications (RFQ) for bond counsel services was sent to ten firms and was advertised in the local newspaper; six responses were received. Staff reviewed and rated the RFQs submitted and then invited two firms to make a presentation before staff. Both accepted the invitation. The firms were: Orrick, Herrington & Sutcliffe, LLC, and Hunton Andrews Kurth LLP. Staff interviewed representatives from each firm last week. Staff recommends that the College President begins contract negotiations with Orrick, Herrington & Sutcliffe, LLP. If an agreement on contract terms cannot be reached, the College President would then begin negotiations with the second choice, Hunton, Andrews Kurth, LLP. Once a contract for bond counsel services has been agreed upon, that contract would be submitted for the Board's consideration.

Review and Discuss Proposal for Cast Aluminum Plaque
Located at the Abe and Annie Seibel Foundation Student Residences

The Board Facilities Committee will review and discuss proposals for a cast aluminum plaque to be located at the Abe and Annie Seibel Foundation Student Residences. Staff acquired three proposals and recommends the proposal submitted by Humble Sign Co., the lowest bidder. This proposal includes the design, fabrication, and installation of a double-sided, non-illuminated, aluminum cabinet sign with cast aluminum plaques (no brick base or pad) for a total cost of \$10,581.60 (\$10,181.60 plus a \$400 survey). The source of funding would be the Education and General Fund – Facility Maintenance Account (11-61020-50630). An illustration of the mounted plaque follows.

Vendor/Quote	Cost
Creative & Caasco Signs Inc. 2719 Texas Avenue Texas City, TX 77590 Estimate #18130	\$10,800.00
Humble Sign Co. 20702 Townsen Boulevard East Humble, TX 77338 Quote #29276	\$10,581.60
National Signs 2611 El Camino Street Houston, TX 77054	\$11,215.00

Review and Discuss Procurement Methods for
New Facility to Support Nursing and Health Science Programs

The architect is currently working on the plans for the new facility to support the Nursing Health Science programs. The next step is to determine the method of procurement for the construction of the building.

There are six methods of procurement for construction provided by Chapter 2269, under the Texas Education Code 44.031(a)(5). The next page explains each method.

1. Competitive Bidding
2. Competitive Sealed Proposal
3. Construction Manager-Agent
4. Construction Manager-at-Risk (CMAR)
5. Design-Build
6. Job Order Contracting

If a community college uses a construction procurement method other than competitive bidding the board of trustees (regents) must determine which method provides the best value. Texas Government Code 2269.056(a).

In order to save cost and control the total project expenses, staff recommends a CMAR. This method was used in the construction of the Abe and Annie Seibel Foundation Student Residences.

Review and Discuss Procurement Methods for
New Facility to Support Nursing and Health Science Programs

The following excerpts of Texas Education Code 44.031(a)(5) explain the six procurement methods:

1. **Competitive Bidding** is a procurement method by which a governmental entity contracts with a contractor for the construction, alteration, rehabilitation, or repair of a facility by awarding the contract to the lowest responsible bidder. Except as otherwise provided by this chapter or other law, a governmental entity may contract for the construction, alteration, rehabilitation, or repair of a facility only after the entity advertises for bids for the contract in a manner prescribed by law, receives competitive bids, and awards the contract to the lowest responsible bidder.
2. **Competitive Sealed Proposals** is a procurement method by which a governmental entity requests proposal, ranks the offers, negotiates as prescribed, and then contracts with a general contractor for the construction, rehabilitation, alteration, or repair of a facility. In selecting a contractor through competitive sealed proposals, a governmental entity shall follow the procedures provided by this subchapter.
3. **Construction Manager-Agent Method** is a delivery method by which a governmental entity contracts with a construction manager-agent to provide consultation or administrative services during the design and construction phase and to manage multiple contracts with various construction prime contractors. A construction manager-agent is a sole proprietorship, partnership, corporation or other legal entity that serves as the agent for the governmental entity by providing construction administration and management services described by Subsection (a) for the construction, rehabilitation, alteration, or repair of a facility. A governmental entity may retain a construction manager-agent for assistance in the construction, rehabilitation, alteration, or repair of a facility only as provided by this subchapter.
4. **Construction Manager-at-Risk Method** is a delivery method by which a governmental entity contracts with an architect or engineer for design and construction phase services and contracts separately with a construction manager-at-risk to serve as the general contractor and to provide consultation during the design and construction, rehabilitation, alteration, or repair of a facility. A construction manager-at-risk is a sole proprietorship, partnership, corporation, or other legal entity that assumes the risk for construction, rehabilitation, alteration, or repair of a facility at the contracted price as a general contractor and provides consultation to the governmental entity regarding construction during and after the design of the facility. The contracted price may be a guaranteed maximum price.
5. **Design-Build** is a project delivery method by which a governmental entity contracts with a single entity to provide both design and construction services for the construction, rehabilitation, alteration, or repair of a facility.
6. **Job Order Contracting** is a procurement method used for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature but the delivery times, type, and quantities of work required are indefinite.