

**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, October 20, 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 September 8, 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 Health Science Education Center Project
- VI. Review and Discuss Proposal for Asbestos Abatement and Structural Demolition of 4022 Avenue Q 5
- VII. Determine Committee Recommendation to Board of Regents Regarding Proposal for Asbestos Abatement and Structural Demolition of 4022 Avenue Q *(Action Item)*
- VIII. Adjournment

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The notice for this meeting was posted on October 15, 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-220 – Moody Hall  
September 8, 2021  
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, September 8, 2021, in Room M-220 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Mr. Raymond Lewis, Jr. (*via Zoom*), 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. Cissy Matthews. Mr. M. Theron Waddell, retired faculty member, attended as a guest.

- I. **CALL TO ORDER:** Chairperson Hughes opened the meeting at 4:00 p.m. in Room M-220 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 September 3, 2021.
  
- III. **CONSIDER APPROVAL OF MINUTES FROM AUGUST 11, 2021 MEETING:** A reading of the minutes for the August 11, 2021 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Unbehagen seconded. The motion passed unanimously.

*Mr. Sunseri arrived at 4:02 p.m.*

- 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 DISCUSS SCHEMATIC DESIGN OF NEW FACILITY TO SUPPORT NURSING AND HEALTH SCIENCES PROGRAMS:** Board members received copies of the schematic design as part of their information packet and continued its review and discussion with the architects. Dr. Shelton noted that this was the same schematic design that was presented at the last Facilities Committee Meeting. There were no questions or further discussion. Mr. Jason Mooney and Mr. Alan Stilts proceeded with an update on the project. Mr. Mooney stated that they have moved into the design development phase. The presentation included a project overview and updates on the site and floor plans, and the project cost estimate. After meeting with City of Galveston staffers, the architects were told the entire campus parking could be considered in the parking count for the site allowing them to reduce the amount required at this building. A nearby parking expansion project will be treated separately but will add to the total campus parking. Regents were given a summary of other topics discussed with

**V. REVIEW AND DISCUSS SCHEMATIC DESIGN OF NEW FACILITY TO SUPPORT NURSING AND HEALTH SCIENCES PROGRAMS: (Continued)**

the City including the elevation and height of the building. In the preconstruction meeting, the City said they would allow the use of the very latest International Building Code (2021) for this project. This will benefit the College, and the architects have modified the plans and cost estimates as a result. An update was given on adjustments made to the exterior and internal floor plans. The cost estimate on August 11<sup>th</sup> was \$4.1 million over budget. With the changes that have been made, that number has been reduced to about \$3.1 million. As more of the design is resolved, the design/estimating contingency will also be reduced.

A series of meetings will be scheduled with stakeholders over the next few weeks to work through more details for design development. The architects will present their final design development presentation on October 20<sup>th</sup> with a three-dimensional model available. Dr. Shelton added that conversations Friday prompted an investigation into using solar panels. The project timeline is 30 to 90 days ahead of schedule. Drawings could be completed by February 2022 with bidding in February or March instead of May.

**VI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING SCHEMATIC DESIGN OF NEW FACILITY TO SUPPORT NURSING AND HEALTH SCIENCES PROGRAMS:** Mr. Raschke moved to recommend to the Board of Regents approval of the schematic design of the new facility to support Nursing and Health Sciences programs and authorize the College President to execute the document; Mr. Sunseri seconded. The motion passed unanimously.

**VII. REVIEW AND DISCUSS ENGAGEMENT AGREEMENT FOR BOND COUNSEL AND OTHER MATTERS IN CONNECTION THEREWITH:** Dr. Shelton completed the negotiations with Orrick, Herrington & Sutcliffe, LLC, and the engagement agreement for bond counsel services was presented for review and discussion. Staff have reviewed the document and the cost is in line with expectations. Dr. Shelton recommended its approval.

**VIII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING ENGAGEMENT AGREEMENT FOR BOND COUNSEL AND OTHER MATTERS IN CONNECTION THEREWITH:** Mr. Lewis moved to recommend to the Board of Regents approval of the engagement agreement for bond counsel and other matters in connection therewith; Mr. Sunseri seconded. The motion passed unanimously.

**IX. REVIEW AND DISCUSS LANDSCAPING CONSTRUCTION PLANS FOR CHARLIE THOMAS FAMILY APPLIED TECHNOLOGY CENTER:** Dr. Shelton presented the ATC landscaping construction plans for the Committee's review and discussion. These plans were designed by Elizabeth Austin Associates, who was selected

**IX. REVIEW AND DISCUSS LANDSCAPING CONSTRUCTION PLANS FOR CHARLIE THOMAS FAMILY APPLIED TECHNOLOGY CENTER: (Continued)**

by the Board at its April 7<sup>th</sup> meeting to address the damage caused by the winter freeze. Staff reviewed it and approved of the plant list. The cost estimate for materials and installation is \$55,000 plus another possible \$10,000 in irrigation work. Dr. Shelton noted that any landscaping will be done in anticipation of the roadwork project that will take place in the future. He asked the Committee to recommend approval to the Board of the plan that will then go out for bid. The plan for the main campus is only 50 percent complete. It should be presented in January or February. The architects will coordinate with this firm regarding the plans for the main campus.

**X. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING LANDSCAPING CONSTRUCTION PLANS FOR CHARLIE THOMAS FAMILY APPLIED TECHNOLOGY CENTER:** Mr. Lewis moved to recommend to the Board of Regents the approval of the landscaping construction plans for the Charlie Thomas Family Applied Technology Center; Ms. Unbehagen seconded. The motion passed unanimously.

**XI. ADJOURNMENT TO CLOSED MEETING IN ROOM M-220:** 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-220 at 4:44 p.m.

**XII. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-220:** The Facilities Committee adjourned the closed meeting at 5:05 p.m. Chairperson Hughes reconvened the open meeting at 5:06 p.m. in Room M-220.

**XIII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PURCHASE OF REAL PROPERTY:** Ms. Unbehagen moved to recommend to the Board of Regents the authorization of the College President to move forward with the purchase of the property discussed in the closed meeting and to grant him the authority to execute all documents associated with such purchase. Mr. Raschke seconded, and the motion passed unanimously.

**XIV. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:07 p.m.

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Carla D. Biggers, Clerk

APPROVED AS CORRECT:

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Michael B. Hughes, Chairperson

Review and Discuss Proposal for  
Asbestos Abatement and Structural Demolition of 4022 Avenue Q

The Board Facilities Committee will review and discuss a proposal for asbestos abatement and structural demolition of 4022 Avenue Q. Written quotes were received from three vendors for this project. Staff recommended approval of the proposal from A&M Environmental, LLC. The cost would be \$14,555 which includes labor, equipment, and proper asbestos abatement. The source of funding is the Construction Fund (71-61020-53810). Following discussion, the Committee will determine a recommendation to present to the Board of Regents for consideration at its October 20, 2021 Regular Meeting.

<b>Vendor</b>	<b>Cost</b>
<b>A&amp;M Environmental, LLC</b> <b>101 Main Street</b> <b>Pasadena, Texas 77506</b>	<b>\$14,555</b>
American-INC (American Industry National Contractors, LLC) 9626 Trailing Moss Drive Houston, Texas 77064	\$17,210
TRT Environmental, LLC 3003 Bingle Road Houston, Texas 77055	\$17,248