

**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, November 8, 2023**, at 4:30 PM in Room M-202, 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 the October 18, 2023 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. Review and Consider Approval of Bid for Renovations of Northen Building, FA-207, Library, and Testing Center. 5
- VI. Determine Committee Recommendation to Board of Regents 6
Regarding Approval of Bid for Renovations of Northen Building, FA-207, Library, and Testing Center *(Action Item)*
- VII. Review and Consider Approval of Proposal to Upgrade Galveston College Basis Lenel Access Control System to Lenel OnGuard Access Control System 7
- VIII. Determine Facilities Committee Recommendation to the Board of Regents 8
Regarding Approval of Proposal to Upgrade Galveston College Basis Lenel Access Control System to Lenel OnGuard Access control System
- IX. Construction Update on Health Science Education Center (HSEC) 9
- X. Adjournment to Closed Meeting in Room M-220: The Board of Regents Facilities Committee, as authorized by the Open Meetings Act, Texas Government Code, Chapter 551, reserves the right to enter into a closed meeting under the following provision of the Act: Section 551.103 - Consultation with Attorney to discuss and receive legal advice related to the following: Helath Science Education Center (HSEC)
- XI. Reconvene Facilities Committee (Open) Meeting in Room M-202**
- XII. Determine Committee Recommendation to Board of Regents Regarding the Health Science Education Center (HSEC) *(Action Item)* 10
- XIII. Adjournment

The notice for this meeting was posted on The notice for this meeting was posted on November 3, 2023 in compliance with the Texas Open Meetings Act. , 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
October 18, 2023
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, October 18, 2023, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Dr. Norman Hoffman (arrived at 4:13 p.m.), Mr. Raymond Lewis, Jr., Mr. Fred D. Raschke, Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Garrik Addison, and Mr. Armin Cantini.

Staff present included Dr. W. Myles Shelton, President, Ms. Breanne Lorefice, Mr. Tracy Morgan, and Dr. Van Patterson.

- I. **CALL TO ORDER:** Chair Hughes opened the meeting at 4:01 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 October 13, 2023.

- III. **CONSIDER APPROVAL OF MINUTES FROM SEPTEMBER 13, 2023 MEETING:** A reading of the minutes for the September 13, 2023 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. 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. **REVIEW AND CONSIDER APPROVAL OF CONTRACT FOR THE PHYSICAL PLANT AND ELECTRICAL UPGRADES:** Dr. Shelton presented this item to the Committee. The Board was provided with the contract for the Physical Plant upgrades. The work will be done in two phases. The first phase will take place during this winter break, and completed by February of 2024. The second phase will take place next winter, and be completed by January of 2025. Staff and Legal Counsel have reviewed the contracts. They do include an arbitration clause.

- VI. **DETERMINE FACILITIES COMMITTEE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING APPROVAL OF CONTRACT FOR THE PHYSICAL PLANT AND ELECTRICAL UPGRADES:** Mr. Lewis moved to recommend approval to the Board of Regents of the contract for the Physical Plant and electrical upgrades; Ms. Sunseri seconded. The motion passed unanimously. Dr. Hoffman was not present at the time of the vote.

- VII. REVIEW AND CONSIDER APPROVAL OF PROPOSAL TO PURCHASE A BOILER FOR THE PHYSICAL PLANT:** Dr. Shelton presented this item to the Board. The boiler is needed for redundancy, in the event that another boiler fails. AMS is the lowest bidder, and staff recommends them to you.

Discussion was had on if this item was a budgeted expense, and it was not, as Dr. Shelton was not made aware of the boiler failure until after the budget was adopted. The money is in the current budget, without having to use reserves. Discussion was also had on the significant price difference in the bids. AMS already had a boiler in stock, which accounts for the price difference between the bids. General discussion was had on the other boilers, and the need for redundancy if one of them should fail. The Board commented that adding a report to the Facilities Master Plan that identifies all of the College's mechanical equipment, and their life expectancy would be helpful. Dr. Shelton said that it would be added to the Facilities Master Plan.

VIII. DETERMINE FACILITIES COMMITTEE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING APPROVAL OF PROPOSAL TO PURCHASE A BOILER FOR THE PHYSICAL PLANT: Mr. Raschke moved to recommend approval to the Board of Regents of the proposal from AMS to purchase and replace a boiler in the Physical Plant; Mr. Lewis seconded. The motion passed unanimously.

- IX. CONSTRUCTION UPDATE ON THE HEALTH SCIENCES EDUCATION CENTER (HSEC):** Dr. Shelton provided an overview of the progress on the Health Sciences Education Center building. The project has come a long way in the last two weeks. Saterfield and Pontikes (S&P) has made some significant changes in their approach to the issue with the windows. Only two windows have passed the window testing. S&P brought on a new contractor and site superintendent, and they have a new work plan for the windows. The goal is to complete the windows and pass the window penetration tests in the next three weeks. The work plan will be to work a set of windows, pre-test them, and then have the engineering company come out and certify the windows. If they pass all the windows in the next three weeks, then things will remain on schedule.

Further discussion was had on the problems with the windows and what could happen if the windows don't pass. Dr. Shelton explained in February of last year, S&P knew that they would not make the July timeline in the original contract. The contract was then extended to October 5, 2023. Contractually, there is a 30-day grace period, and depending on what happens at the end of 30 days, the College could choose to extend the contract, or could give them a cure notice. Discussion was had regarding the contracted Guaranteed Maximum Price, and the contingency amounts that are built into the contract. Dr. Shelton added that there are a few change orders that the College will most likely ask for, if there are contingency monies available for them. He will be working through that with the architect. The above ceiling punch list was completed this morning, there were only minor items needed. S&P will need to hit all of the timelines from here on out, so that the furniture can be delivered and installed at the end of November. Furniture will

take 22 days to install and assemble. The goal is to start the Spring semester in the new building. The board further discussed their options, should the windows fail testing again. Dr. Shelton stated that there is no action required tonight, and no need for a closed session. He will provide updates to the Board as they occur.

- X. ADJOURNMENT TO CLOSED MEETING IN ROOM M-202:** The Board of Regents Facilities Committee, as authorized by the Open Meetings Act, Texas Government Code, Chapter 551, reserves the right to enter into a closed meeting under the following provision of the Act: Section 551.103 – Consultation with Attorney to discuss and receive legal advice related to the following: Health Science Education Center (HSEC)

The Board did not adjourn to Closed Session.

- XI. RECONVENE FACILITIES COMMITTEE (OPEN) MEETING IN ROOM M-202:**

The Board did not adjourn to Closed Session.

- XII. DETERMINE COMMITTEE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE HEALTH SCIENCE EDUCATION CENTER (HSEC):**

No action was taken.

- XIII. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:38 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Review and Consider Approval of Bid for Renovations of Northen Building, FA-207, Library and Testing Center

A proposal notice, for the Backfill Renovation Project, to be started after the completion of the Health Science Building, was sent to fifteen (15) vendors and was advertised in the local newspaper. Two responses were received. Submitted proposals are available for review.

Scope of work includes interior renovation to three areas in three separate buildings, to be completed in separate phases, as well as, two additions, or options, for replacement of HVAC turnaround units and window re-caulking. The phases will be as follows:

Phase 1: Renovation of existing classroom and theater space on level 2 of the Fine Arts Building to convert area to a full black box theater. This scope will include removal of existing ceiling elements, new finishes throughout, and installation of a suspended pipe grid with lighting and AV systems, along with various curtains and other elements described in the drawings.

Phase 2: Renovation to existing level 2 of the Northen Building to build our new Student Success Center area, testing center areas, offices, student gathering spaces, and a computer lab. Minor modifications to existing corridors outside of this area are also included in the scope of work, as described in the drawings.

Phase 3: Renovation to existing level 1 of Regents Hall to convert existing testing center to a computer lab. This phase of work cannot commence until Phase 2 has been completed

After review of the bids, staff recommends the contract be awarded to Jamail & Smith, 350 Glenborough, Suite 180, Houston, Texas 77067, in the amount of \$2,356,400.00, which includes the base bid and additions one and two. Funding for the project is coming from the Construction Fund.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the approval of the bid for renovations of Northen Building, FA-207, library and testing center.

BID SUMMARY - RFP# 23-10-172, PROJECT # 220531

Vendor	Base Cost	Addition one	Addition Two	Total	Completion Time
Jamail & Smith 350 Glenborough, Suite 180 Houston, Texas 77067	\$2,270,000	\$76,500	\$9,900	\$2,356,400	July, 2024
Satterfield & Pontikes Construction, Inc 11750 Katy Freeway, Suite 500 Houston, Texas 77079	\$2,400,000	\$89,000	\$76,000*	\$2,565,000	August, 2024

*Includes re-glazing all windows, not just re-caulking all windows⁵

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Review and Consider Approval of Proposal to Upgrade Galveston College Basis Lenel Access Control System to Lenel OnGuard Access Control System

Staff requests Board approval to have RAE Security, 7102 West Sam Houston Parkway North Houston Texas 77040 (TIPS 230202) upgrade the current Lenel Basis access control system to the Lenel OnGuard system.

The existing Lenel Basis access control system equipment meets the current needs of the college, but will need to be upgraded and expanded in order to meet the requirements of and support the new Health Sciences Building. Transitioning to the Lenel OnGuard access control system will upgrade all software and licensing to the most current versions, and provide new equipment to allow the college to control 64 additional card readers and locks in the new building. When complete, Galveston College will have an updated access control system with current licensing and the adequate portals which will give us full door access control for both campuses and the new building.

The cost of this project is \$66,966.07 and funding will come from the Nursing and Health Sciences Furniture and Equipment account (71-09935-53250). Proposals available for review upon request.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the approval of the proposal to upgrade the Basis Lenel Access Control System to Lenel OnGuard Access Control System.

Company	Scope of Work	Price
RAE Security	The cost for labor, materials, tools, equipment, services, licensing, Programs and programming, supervision and general condition for RAE Security to supply and install 32ES server software license, add 64 access readers to system, set up database migration compatibility. <ul style="list-style-type: none"> • Basis to On-Guard software migration • Provide any necessary install for new equipment • Update licensing 	\$26,059.23
RAE Security	The cost for labor, materials, tools, equipment, services, licensing, programs and programming, supervision and general conditions for RAE Security to provide new Gateway portal for addition to existing system communication with new Health and Science building. <ul style="list-style-type: none"> • Provide new equipment necessary to communicate with 64 readers and locks in HSB • Includes all licensing • Install new antenna for broadcast of signal • Firmware upgrade • Installation of 19 WI-Q portal gateways • Bring new system online and place in service 	\$40,906.84
Total		\$66,966.07

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Total		\$66,966.07

Construction Update on the Health Science Education Center (HSEC)

Dr. Shelton will provide an update on the construction of the Health Science Education Center (HSEC).

Determine Committee Recommendation to the Board of Regents Regarding the Health
Science Education Center (HSEC)

The Board of Regents is scheduled to convene in a closed meeting to receive legal advice regarding the Health Science Education Center. Following that closed meeting, the Board will reconvene the open meeting and may take action as a result of that discussion.