

**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, January 15, 2025**, at 4:45 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 November 13, 2024 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 Facilities Projects Including the Health Science Education Center (HSEC), Northern Backfill Renovation Project, Transformer Replacement and Physical Plant Upgrades, Plans for the Expansion of Student Housing, Other Facilities Projects, and Facilities Master Plan 5
- VI. Adjournment to Closed/Executive Session in Room M-202: The Board of Regents, as authorized by the Open Meetings Act, Texas Government Code, Chapter 551, reserves the right to enter into a closed/executive session under the following provision of the Act: **Section 551.072** – Deliberation regarding real property, **Section 551.073** – Deliberation regarding a prospective gift, and **Section 551.071** – Consultation with Attorney to discuss and receive legal advice.
- VII. Reconvene Facilities Committee (Open) Meeting in Room M-202**
- VIII. Determine Recommendation to Board of Regents on HSEC Punch List Items, Retainage, and Closing out the HSEC Project *(Action Item)* 6
- IX. Determine Recommendation to the Board of Regents on the Plans for Expansion of Student Housing *(Action Item)* 7
- X. Determine Recommendation to the Board of Regents on the Purchase of Real Property 8
- XI. Adjournment

The notice for this meeting was posted on The notice for this meeting was posted on January 10, 2025 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
November 13, 2024
4:45 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, November 13, 2024 in Room M-202 of Moody Hall, commencing at 4:45 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Mr. Raymond Lewis, Jr. (attended virtually), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri (attended virtually). Dr. Norman Hoffman was excused. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini, Ms. Karen Flowers and Ms. Mary Longoria.

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

- I. **CALL TO ORDER:** Chair Hughes opened the meeting at 4:45 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 November 8, 2024.

- III. **CONSIDER APPROVAL OF MINUTES FROM THE OCTOBER 16, 2024 MEETING:** A reading of the minutes for the October 16, 2024 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Mr. Lewis 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 PROPOSAL FOR ENGINEERING SERVICES TO AFFIX A NEW ROOF TO THE MAIN CAMPUS GYMNASIUM BUILDING:** Dr. Shelton presented this item to the Committee. This project was included in the budget for this year. The proposal is for \$24,800, and would include the design phase, all the way through the TDI phase. He would recommend approval. Discussion was had on if this would include everything that would need to be done to the gym. Dr. Shelton added that this is only one part of the project. The flooring would be separate project. General discussion was had on the current roof and the specifics of this request, which is just for the engineering of the roof, not the replacement. Further discussion was had on if the roof should be replaced before decisions are made on the future of athletics. The Board discussed this and that there would be more clarity on this within the year based on what happens overall with student athletes and their relationship to the college that they play for. Further discussion was had on if the gym could be expanded and if the engineer could consider that in their engineering plans.

VI. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING APPROVAL OF PROPOSAL FOR ENGINEERING SERVICES TO AFFIX A NEW ROOF TO THE MAIN CAMPUS GYMNASIUM BUILDING:

Mr. Raschke moved to recommend approval to the Board of Regents of the proposal for engineering services from Price Consulting in the amount of \$24,800; Mr. Lewis seconded. The motion passed unanimously.

VII. UPDATE ON THE HEALTH SCIENCES EDUCATION CENTER (HSEC): Dr. Shelton provided an update on the HSEC project. The punch list items continue to be worked on. The fins on the building are not perpendicular to the building. The College has been given two choices on how to solve that problem. Option one is to just accept it as is, and option 2 would be to take the fins down and add a beauty cap, like what is on the windows on the opposite side. Dr. Shelton has asked the architect to provide renderings of what the building would look like for both options. The repairs would be the responsibility of S&P. Dr. Shelton added that the fins have never been straight and it is not the result of a storm. The renderings will be brought back to the Board for consideration, once they are ready.

VIII. UPDATE ON THE NORTHEN BACKFILL RENOVATION PROJECT: Dr. Shelton provided an update on the backfill renovation project, and the project budget. The Committee was given a handout with the budget details. He reminded the committee that at the last meeting they approved him to accept expenditures over and above the ten percent threshold, and this budget reflects that. He continued with an explanation of the work that will need to be done on the stage flooring in the black box theater, and the maximum price for that project. There are 44 windows on the 2nd and 3rd floor of the Northen Building that are problematic, and 15 windows in the current construction area that will need to be addressed. Dr. Shelton explained that in order to keep the windows from having to be completely replaced, and creating a new expensive project, the windows will be opened, re-sealed, and then screwed close. This will make them water tight until we can consider a renovation that would include replacing all the windows and bringing them up to the current code. The cost of doing this will be \$400 a window and will fit within the budget that has already been approved. Dr. Shelton continued reviewing the other budget line items. Some discussion was had on the asbestos abatement part of the project. He added that the contractor had to do additional abatement based on a mistake that they made when drilling through the ceiling and into the floor above. The contractor was responsible for those repairs. Dr. Shelton clarified the approach for the windows, meaning that the temporary solution will make the windows watertight, and that at a later time, they will budget a project to replace all the windows.

IX. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:12 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Update on Facilities Projects Including the Health Science Education Center (HSEC),
Northen Backfill Renovation Project, Physical Plant, Student Housing, and Facilities Master Plan

Dr. Shelton will provide an update on the various facilities projects that are on-going at the College.

Following the discussion, the Committee may adjourn to Closed Session.

Determine Recommendation to the Board of Regents on HSEC Punch List Items,
Retainage, and Closing out the HSEC Project

The Facilities Committee will determine a recommendation to the Board of Regents regarding the HSEC Punch List Items, Retainage, and Closing out the HSEC Project.

Determine Recommendation to the Board of Regents on the Plans for Expansion of Student Housing

The Facilities Committee will determine a recommendation to the Board of Regents regarding the Plans for the expansion of student housing.

Determine Recommendation to the Board of Regents on the Purchase of Real Property

The Facilities Committee will determine a recommendation to the Board of Regents regarding the purchase of Real Property.