

**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, April 9, 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 January 15, 2025 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 Student Housing 5
- VI. Update on Facilities Projects Including the Health Sciences Education 6  
Center (HSEC), Northen Backfill Renovation Project, Transformer Replacement  
and Physical Plant Upgrades, Other Facilities Projects, and the Facilities Master  
Plan
- VII. Adjournment

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The notice for this meeting was posted on The notice for this meeting was posted on April 4, 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  
January 15, 2025  
4:45 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, January 15, 2025 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, Dr. Norman Hoffman, Mr. Raymond Lewis, Jr. (attended virtually), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini, and Ms. Karen Flowers.

Staff present included Dr. W. Myles Shelton, President, Dr. Conrad Breitbach, Ms. Breanne Loreface, 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 January 10, 2025.
- III. **CONSIDER APPROVAL OF MINUTES FROM THE NOVEMBER 13, 2024 MEETING:** A reading of the minutes for the November 13, 2024 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. **UPDATE ON FACILITIES PROJECTS INCLUDING HEALTH SCIENCE EDUCATION CENTER (HSEC), NORTHERN BACKFILL RENOVATION PROJECT, TRANSFORMER REPLACEMENT AND PHYSICAL PLANT UPGRADES, PLANS FOR EXPANSION OF STUDENT HOUSING, OTHER FACILITIES PROJECTS, AND FACILITIES MASTER PLAN:** Dr. Shelton presented this item to the Committee. He began by introducing Sam Gianukos, with Creole Design, who presented his ideas on the type of student housing that could be built on the various College owned lots. The Committee was given a handout showing the concept for what could be built. Parking for the housing was discussed, as on-site parking is not required for these lots per the City code.  
  
Dr. Shelton asked Chair Raschke if the Committee could move in to closed session at this point in the discussion.
- 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:** The Committee adjourned to the closed meeting in Room M-202 at 4:55 p.m.

- VII. RECONVENE FACILITIES COMMITTEE MEETING (OPEN MEETING) IN ROOM M-202:** The Committee reconvened the regular (open meeting) in Room M-202 at 5:13 p.m.

**The Committee continued with Agenda Item V:** Dr. Shelton updated the Committee on the Northern Backfill Renovation Project, and the Transformer Replacement and Physical Plant Upgrades.

The Committee was given a handout on the Facilities Master Planning schedule as presented by PBK.

Dr. Shelton continued by discussing the problem with the fins on the skinny windows on the HSEC building. There are three ways that the fins can be addressed. They can be removed entirely, they can be removed from just the skinny windows, or they can just be left as is. Dr. Shelton added that if the fins are removed, the windows would need to be water penetration tested again. He asked the Committee for their consensus on what should be done. The board had general discussion about the fins, and it was the consensus that the fins should be left as is on the building.

Dr. Shelton continued by going over the current punch list for the HSEC building. He added that there are 3 items that were not included in the scope of the original project. These items will be considered separate projects after the fact. There is budget capacity to cover these items. They will be brought back to the Committee as projects in the future. Currently, for the HSEC project, there will need to be an agreed upon punch list, and an agreed upon value, and once that happens, and the contractor starts completing the punch list projects he can apply for the release of retainage for those projects. Release of retainage comes back to the Board for approval.

- VIII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS ON HSEC PUNCH LIST ITEMS, RETAINAGE, AND CLOSING OUT THE HSEC PROJECT:** There was no recommendation to the Board, and no action was taken on this item.
- IX. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS ON THE PLANS FOR EXPANSION OF STUDENT HOUSING:** There was no recommendation to the Board, and no action was taken on this item.
- X. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS ON THE PURCHASE OF REAL PROPERTY:** Ms. Sunseri moved to recommend to the Board

of Regents to allow the President to purchase real property as discussed in closed session and to sign all appropriate documents; Mr. Raschke seconded. The motion passed unanimously.

**XI. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:30 p.m.

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Breanne Lorefice, Clerk

APPROVED AS CORRECT:

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Michael B. Hughes, Chairperson

Update on Student Housing

Dr. Shelton will provide an update on Student Housing.

Update on Facilities Projects Including the Health Sciences Education Center (HSEC),  
Nortchen Backfill Renovation Project, Transformer Replacement and Physical Plant Upgrades,  
Other Facilities Projects, and the Facilities Master Plan

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