

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
May 13, 2026
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, May 13, 2026, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Michael Hughes, Chairperson, Dr. Norman Hoffman (arrived at 4:04 p.m.), Mr. Raymond Lewis, Mr. Fred D. Raschke and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Garrik Addison, 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:** Mr. 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 May 6, 2026.
- III. **CONSIDER APPROVAL OF MINUTES FROM THE APRIL 8, 2026, MEETING:** A reading of the minutes for the May 8, 2026, meeting was waived. Ms. Sunseri pointed out a typo to her name under the Call to Order section of the minutes. Mr. Raschke moved to approve the minutes with the requested update to Ms. Sunseri's name; 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. **DISCUSS AND CONSIDER THE HEALTH SCIENCES EDUCATION CENTER (HSEC) PROJECT INCLUDING BUT NOT LIMITED TO CONTEMPLATED LITIGATION:** Dr. Shelton presented this item to the Committee. Dr. Shelton asked the Chair if the Committee could adjourn to Executive Session. The Committee went into Executive/Closed Session.
- VI. **DISCUSS AND CONSIDER THE PURCHASE OF REAL PROPERTY:** The committee discussed this in Executive/Closed Session.
- VII. **DISCUSS AND CONSIDER PROPOSAL FROM OPS INC. SECURITY SERVICES FOR CAMPUS SECURITY SERVICES:** The committee discussed this in Executive/Closed Session.

- VIII. ADJOURNMENT TO CLOSED/EXECUTIVE SESSION 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/EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE ACT: SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS AND RECEIVE LEGAL ADVICE, AND DISCUSSION OF PENDING OR CONTEMPLATED LITIGATION, SECTION 551.072 – DELIBERATION 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, AND SECTION 551.076 – DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS: THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES; OR A SECURITY AUDIT.:** The Committee adjourned to the closed meeting in Room M-202 at 4:02 p.m.
- IX. RECONVENE FACILITIES COMMITTEE MEETING (OPEN MEETING) IN ROOM M-202:** The Committee reconvened the regular (open meeting) in Room M-202 at 4:57 p.m.
- X. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE HEALTH SCIENCES EDUCATION CENTER (HSEC) PROJECT INCLUDING, BUT NOT LIMITED TO CONTEMPLATED LITIGATION:** Ms. Sunseri moved to recommend to the Board of Regents of Galveston College, that the Board of Regents of Galveston College, authorize and direct the President of the College, in consultation with legal counsel Mills Shirley LLP to file a Demand for Arbitration with the American Arbitration Association against Satterfield & Pontikes Construction, Inc. and PBK Architects, Inc. and to take any and all further actions counsel deems necessary or appropriate to prosecute and defend the College's claims arising out of the construction of the HSEC, including the retention of expert witnesses, the execution of related agreements, and the engagement of co-counsel if needed; Mr. Lewis seconded. The motion passed 4-0; Mr. Raschke abstained.
- XI. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE PURCHASE OF REAL PROPERTY:** There was no action taken on this item.
- XII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING PROPOSAL FROM OPS INC. SECURITY SERVICE FOR CAMPUS SECURITY SERVICES:** Ms. Sunseri moved to recommend approval to the Board of Regents of the proposal from OPS Inc. Security service for campus security services; Mr. Raschke seconded. The motion passed unanimously.

XIII. REVIEW AND CONSIDER DESIGN (ARCHITECTURAL & ENGINEERING SERVICES) PROPOSAL FROM CREOLE DESIGN FOR STUDENT HOUSING ALONG 41ST STREET: Dr. Shelton presented this item to the Committee. This is a professional service, so it is not required to be bid. These are for student houses on 41st Street. Dr. Shelton gave a brief timeline of how the project could progress if it was put into the budget for next year. Discussion was had on the scope of the proposal from Creole Designs. It was clarified that the current proposal does not include the ADA plans/permits, drainage, or oversight of the construction process. Those items would be additional. This is the design phase.

XIV. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE DESIGN (ARCHITECTURAL & ENGINEERING SERVICES) PROPOSAL FROM CREOLE DESIGN FOR STUDENT HOUSING ALONG 41ST STREET: Mr. Raschke moved to recommend approval to the Board of Regents of the proposal from Creole Design for student housing along 41st Street; Ms. Sunseri seconded. The motion passed unanimously.

XV. UPDATE ON OTHER FACILITIES PROJECTS: Dr. Shelton presented this item to the Committee. He discussed some of the summertime projects going on at the campus. There is painting and landscaping work being completed. The committee had a brief discussion about the landscaping. Dr. Shelton also mentioned that one of the elevators in the HSEC is currently shut down due to a bad hoist belt.

XVI. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:06 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson