

**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, February 10, 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 9, 2020 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 Discuss Facilities Master Plan (February 2021 Update) and Consider Plans to Proceed with a New Nursing and Health Sciences Building 5
- VI. Determine Committee Recommendation to Board of Regents Regarding Updated Plans to Proceed with a New Nursing and Health Sciences Building *(Action Item)*
- VII. Update on Northern Building Air Handling Unit
- VIII. Discuss Signage for Abe and Annie Seibel Student Residences
- IX. Adjournment

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The notice for this meeting was posted on February 5, 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 9, 2020  
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, September 9, 2020, in Room M-220 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Mr. Raymond Lewis, Jr., Mr. Fred D. Raschke, and Mr. Carroll G. Sunseri. 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. Van Patterson. Guests attending the meeting were Mr. M. Theron Waddell (retired faculty member) and Mr. Scott Burrer (Sullivan Brothers Builders).

- I. **CALL TO ORDER:** Chairperson Hughes opened the meeting at 4:31 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 4, 2020.
- III. **CONSIDER APPROVAL OF MINUTES FROM FEBRUARY 19, 2020 MEETING:** A reading of the minutes for the February 19, 2020 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Mr. 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 DISCUSS CHANGE ORDERS FOR GALVESTON COLLEGE SEIBEL STUDENT HOUSING PROJECT:** Dr. Shelton presented Sullivan Brothers Builders' itemized change orders 13-17 for the Seibel Student Housing Project to the Committee for review and discussion. These change orders, totaling \$62,957.85, are for the pergola, fence, handrails, code requirements, and mailboxes. He gave details of each item per change order. Mr. Burrer commented on the fence that was upgraded at the College's request. He said Sullivan Brothers Builders defended the College against the City of Galveston on the unanticipated code requirements to no avail. Mr. Raschke complimented the builder on the project.
- VI. **DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING CHANGE ORDERS FOR GALVESTON COLLEGE SEIBEL STUDENT HOUSING PROJECT:** Mr. Lewis moved to recommend to the Board of Regents the approval of change orders 13-17 for payment to Sullivan Brothers Builders

**VI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING CHANGE ORDERS FOR GALVESTON COLLEGE SEIBEL STUDENT HOUSING PROJECT: *(Continued)***

in the amount of \$62,957.85; Mr. Raschke seconded. Following an explanation of the change in the Americans with Disabilities Act (ADA) requirements by the City during construction, the motion passed unanimously.

**VII. DISCUSS ACCEPTANCE OF GALVESTON COLLEGE SEIBEL STUDENT HOUSING PROJECT AND PAYMENT OF FINAL DRAW REQUEST:**

Dr. Shelton opened the discussion regarding the acceptance of the Galveston College Seibel Student Housing Project and the payment of the final draw request from Sullivan Brothers Builders. He recommended acceptance of the project and approval to release the retainage of \$185,014.87, which is the final payment to SBB for the project.

**VIII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING ACCEPTANCE OF GALVESTON COLLEGE SEIBEL STUDENT HOUSING PROJECT AND PAYMENT OF FINAL DRAW REQUEST:**

Mr. Raschke moved to recommend to the Board of Regents the acceptance of the project and payment of the final draw as presented; Mr. Lewis seconded. The motion passed unanimously. Dr. Shelton and the Board thanked Mr. Burrer and expressed how pleased they were with the results. Dr. Shelton asked him to relay to the brothers how much the College appreciated working with them. Ms. Flowers noted that due to the pandemic, an opening celebration had to be postponed. Mr. Burrer thanked the Board for the opportunity.

**IX. REVIEW AND DISCUSS PROPOSED FOURTH AMENDMENT TO LEASE AGREEMENT BETWEEN GALVESTON COLLEGE AND McCOY CORPORATION:**

Dr. Shelton presented a proposed "Fourth Amendment to Lease Agreement" between Galveston College and McCoy Corporation (McCoy). McCoy is utilizing Building 4 at the Applied Technology Center. The original lease agreement was approved by the Board in September 2012 and has been extended several times, with the current amendment expiring at the end of the month. The President requested a two-year extension of the lease agreement through September 30, 2022, for the same monthly base rent amount of \$2,000.

**X. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSED FOURTH AMENDMENT TO LEASE AGREEMENT BETWEEN GALVESTON COLLEGE AND McCOY CORPORATION:**

Mr. Lewis moved to recommend to the Board of Regents approval of the lease agreement extension through September 30, 2022, and to authorize the President to sign the agreement; Mr. Raschke seconded. Dr. Shelton shared possible future plans for McCoy Corporation. These changes would not take place prior to the expiration of this lease agreement amendment. The motion passed unanimously.

**XI. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:45 p.m.

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Carla D. Biggers, Clerk

APPROVED AS CORRECT:

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Michael B. Hughes, Chairperson

Review and Discuss Facilities Master Plan (February 2021 Update) and  
Consider Plans to Proceed with a New Nursing and Health Sciences Building

The Board Facilities Committee will review and discuss the Facilities Master Plan (February 2021 Update) and consider plans to proceed with a new Nursing and Health Sciences Building. After discussion, the Facilities Committee will determine its recommendation to the Board of Regents regarding updated plans for a new Nursing and Health Sciences Building.