

**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, June 9, 2021**, 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 February 10, 2021 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 Whitecaps Softball Field

VI. Update on Texas Department of Transportation I-45 Reconstruction Project from Galveston Causeway Bridge to 61st Street

VII. 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 551.072 - Deliberations 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.

VIII. Reconvene Facilities Committee (Open) Meeting in Room M-202

IX. Determine Committee Recommendation to Board of Regents Regarding Purchase of Real Property *(Action Item)*

X. Adjournment

The notice for this meeting was posted on June 3, 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
February 10, 2021
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, February 10, 2021, in Room M-220 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Mr. Raymond Lewis, Jr., Mr. Fred D. Raschke, and Ms. Rebecca Trout Unbehagen. 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, Ms. Carol Langston, Mr. Jorge Otero, and Dr. Van Patterson. Mr. M. Theron Waddell, retired faculty member, attended as a guest.

- I. **CALL TO ORDER:** Chairperson Hughes opened the meeting at 4:06 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 February 5, 2021.
- III. **CONSIDER APPROVAL OF MINUTES FROM SEPTEMBER 9, 2020 MEETING:** A reading of the minutes for the September 9, 2020 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Unbehagen 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 FACILITIES MASTER PLAN (FEBRUARY 2021 UPDATE) AND CONSIDER PLANS TO PROCEED WITH A NEW NURSING AND HEALTH SCIENCES BUILDING:** Dr. Shelton referred to the Facilities Master Plan (February 2021 Update) that was provided to the Regents for this discussion. He reminded them that plans were put on hold a year ago due to the onset of the pandemic. This meeting was to discuss the path forward. An outline was presented of staff's assessment of the facility/space needs as a result of growth or need to modernize. On the main campus, they are: Nursing, Allied Health / Health Science / Health Education classrooms and labs, general use classrooms, Culinary Arts dining room / meeting room, Academic and Student Support Services (Testing Center, computer lab, Student Success Center), faculty offices, space for new programs, and Student Services. At the Applied Technology Center, those needs include: faculty offices, new programs, and a law enforcement training facility.

V. REVIEW AND DISCUSS FACILITIES MASTER PLAN (FEBRUARY 2021 UPDATE) AND CONSIDER PLANS TO PROCEED WITH A NEW NURSING AND HEALTH SCIENCES BUILDING: *(Continued)*

Several illustrations were shown with the location of a new building to accommodate Nursing and Health Sciences programs. Three floors are needed for these programs which would not necessitate changes to the current physical plant (Phase 1). Optional designs to expand later to possibly include Culinary would require modification to the physical plant (Phase 2). Parking options were also brought up.

Dr. Shelton presented a detailed list by program area, the estimated square footage and the purpose/need if Phase 1 was constructed on the main campus. In a separate list, the space left and available for reallocation/repurposing was reviewed. Basic floor plans were included. The Regents were in agreement that students will want face-to-face instruction and in some programs will need face-to-face training or a hybrid platform. Also included in the information provided was a chart prepared by the Texas Higher Education Coordinating Board showing project construction cost data for new construction and renovations.

A spreadsheet was presented with estimated construction costs by square footage and a sample budget of expenses associated with this project. Dr. Shelton stated that in round numbers, the College would need \$25,000,000 to \$30,000,000 to complete this project. He explained funding options that included: (1) general obligation tax bonds, (2) revenue bonds, and (3) philanthropic support. A spreadsheet showing what the financing would look like was given. Dr. Shelton said this project is possible and would recommend moving forward through the discovery phase of hiring an architect to get details that would inform cost.

VI. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING UPDATED PLANS TO PROCEED WITH A NEW NURSING AND HEALTH SCIENCES BUILDING: Mr. Raschke moved to recommend to the Board of Regents approval to proceed with a new Nursing and Health Sciences Building; Mr. Lewis seconded. Ms. Unbehagen noted that the previous feasibility study did not indicate a lot of reliable philanthropic support that could be considered. She suggested presenting a realistic picture to the architect. Ms. Flowers responded that moving forward with the discovery will inform the Board in making decisions. The project is needed with the addition of new baccalaureate programs. Mr. Lewis commented that to support the College's plans for the future, these space needs are justified because of academic, developmental, and workforce needs. Ms. Flowers and Ms. Longoria concluded that philanthropic support could come with a good plan and work. The motion passed unanimously.

- VII. UPDATE ON NORTHEN BUILDING AIR HANDLING UNIT:** Dr. Shelton updated the Committee on the air handling unit in the central plant that services all three floors of the Northen Building. Staff has been working with the College's HVAC job order contractor, AMS, to come up with options to address this issue. That unit is original to the building (1977). To remove and replace that unit would be approximately \$270,000 to \$300,000. To leave the housing and replace the inner workings is estimated at \$145,000 to \$150,000. One option takes 14 days (retrofit) and the other 28 days (new). Other details are being researched and quotes from other vendors are being obtained for a cost comparison. More information will be reported next month.
- VIII. DISCUSS SIGNAGE FOR ABE AND ANNIE SEIBEL STUDENT RESIDENCES:** Dr. Shelton shared pictures of signage for the Abe and Annie Seibel Student Residences. Several options were prepared by staff showing the type of signage and location. One type was a two-sided monument and the other was lettering on the 39th Street side of the first house displayed in three locations. The lettering is consistent with the bronze lettering throughout the campus. A consensus agreed to have both with the lettering on the upper corner of the first house nearest Avenue R. An estimate for both would be \$20,000. Mr. Lewis suggested the logo on the monument be in the College's colors. Mr. Cantini asked to see renditions of something street level. Dr. Shelton agreed to bring examples back as requested.
- IX. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 5:09 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson