

**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, November 17, 2021**, at 3:30 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 October 20, 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 New Nursing Health Sciences Education Center Project
- VI. Review and Discuss Proposals for a Construction Manager at Risk (CMAR) 4
for the New Nursing Health Sciences Education Center Project
- VII. Determine Committee Recommendation to Board of Regents Regarding Proposal for a
Construction Manager at Risk (CMAR) for the New Nursing Health Sciences Education
Center Project *(Action Item)*
- VIII. Review and Discuss Proposals for Architectural/Engineering Services for 5
Avenue Q and 41st Street Parking Lot Expansion
- IX. Determine Committee Recommendation to Board of Regents Regarding Proposal for
Architectural/Engineering Services for Avenue Q and 41st Street Parking Lot
Expansion *(Action Item)*
- X. Adjournment

The notice for this meeting was posted on November 12, 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
October 20, 2021
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, October 20, 2021, in Room M-220 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Fred D. Raschke, Acting Chairperson, Mr. Raymond Lewis, Jr. (*via Zoom*), and Ms. Rebecca Trout Unbehagen (*arrived at 4:32 p.m.*). Other Regents present were Mr. Armin Cantini and Ms. Mary R. Longoria.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, Dr. Cissy Matthews, and Dr. Van Patterson.

- I. CALL TO ORDER:** Due to a lack of quorum at the scheduled time, Acting Chairperson Raschke called the meeting to order at 4:51 p.m. in Room M-220 of Moody Hall after a quorum was established. The agenda was followed in the order posted, but no action was taken until a quorum was present. Until then, Agenda Item V was addressed.
- 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 October 15, 2021.
- III. CONSIDER APPROVAL OF MINUTES FROM SEPTEMBER 8, 2021 MEETING:** A reading of the minutes for the September 8, 2021 meeting was waived. Mr. Lewis moved to approve the minutes as presented; Ms. Unbehagen seconded. The motion passed unanimously. Note: The minutes were approved after calling the meeting to order.
- 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 NEW HEALTH SCIENCE EDUCATION CENTER PROJECT:** Mr. Jason Mooney and Ms. Emilee Keith gave an update on the new Health Science Education Center project. Mr. Mooney reported that the design development phase is 100 percent complete. Next, will be the construction documents phase. He provided a project overview and site updates. PBK has officially submitted a variance request to the City of Galveston on the building height restrictions. There will be a meeting with the City of Galveston on November 3rd to determine whether the variance will be accepted or not. Proposals in response to the request for a construction manager at risk (CMAR) were received earlier today. A recommendation should be offered to the Board at its November meeting. Options were discussed for the stormwater detention. Mr. Mooney showed the current landscaping plan in the design development documents. They are working with the landscape architect to select trees that make sense. Irrigation and the roof terrace were mentioned. A starter material palette for site furniture was shown.

**V. UPDATE ON NEW HEALTH SCIENCE EDUCATION CENTER PROJECT:
(Continued)**

A review was given of the updated floor plans which have not changed much from the previous meeting. Axonometric views were displayed by area. Ms. Keith brought sample finishes for the flooring and walls and gave details of each. Furniture selected by staff was displayed as part of the presentation. Interior renderings have been updated and were shown. Mr. Mooney concluded with an updated construction base cost estimate of \$27,552,365 and an explanation of the change from the September estimate. Plans were outlined to bring this number down. He said it is in line with the CMAR proposals or even lower.

The meeting was called to order at this point (4:51 p.m.) and the minutes were approved.

VI. REVIEW AND DISCUSS PROPOSAL FOR ASBESTOS ABATEMENT AND STRUCTURAL DEMOLITION OF 4022 AVENUE Q: Dr. Shelton presented a proposal for asbestos abatement and structural demolition of 4022 Avenue Q. Written quotes were received from three vendors for this project. Staff recommended approval of the proposal from A&M Environmental, LLC. The cost would be \$14,555 which includes labor, equipment, and proper asbestos abatement. Demolition of this structure would allow the expansion of the parking lots within that block. Staff is working with an architect/engineer to acquire an estimate to connect the corner parking lot at 41st Street and Avenue Q with the existing lot in the middle of Avenue Q.

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING PROPOSAL FOR ASBESTOS ABATEMENT AND STRUCTURAL DEMOLITION OF 4015 AVENUE Q: Ms. Unbehagen moved to recommend to the Board of Regents approval of the asbestos abatement and structural demolition of 4015 Avenue Q by A&M Environmental, LLC for \$14,555; Mr. Lewis seconded. The motion passed unanimously. Note: The source of funding is the Construction Fund (71-61020-53810).

VIII. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 4:54 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Fred D. Raschke, Acting Chairperson

Review and Discuss Proposals for a Construction Manager at Risk (CMAR) for the New Nursing Health Sciences Education Center Project

The Board Facilities Committee will review and discuss proposals submitted for a construction manager at risk (CMAR) for the new Nursing Health Sciences Education Center project. A request for proposals (RFP) was sent to 28 firms and was advertised in the local newspaper. Four responses were received.

After review of the proposals received, staff interviewed the top three firms. The firms were re-evaluated and ranked by an internal committee. Staff recommends the preconstruction contract be awarded to Satterfield & Pontikes (S&P) for a cost of \$17,500. Staff finds that S&P offers the lowest cost with the best value and would bring local experience to the project. After funding for the project has been secured, a second contract would be presented to the Board for the construction phase of the project. The source of funding would be the Construction Fund (71-09935-53810).

Following discussion, the Committee will determine a recommendation to present to the Board of Regents for consideration at its November 17, 2021 Regular Meeting.

**Construction Manager at Risk
Nursing Health Sciences Education Center Project
RFP #21-10-202**

Vendor	Preconstruction Cost	Total Overhead and Profit, Preconstruction and Construction Fees
Satterfield & Pontikes 11750 Katy Freeway Suite 500 Houston, Texas 77079	\$17,500.00	\$1,893,021.00
Bartlett Cocke 7904 N. Sam Houston Parkway West Suite 100 Houston, Texas 77064	\$45,000.00	\$1,939,244.62
Durotech 11931 Wickchester Suite 205 Houston, Texas 77043	\$40,000.00	\$1,957,604.00
McGough Construction 4851 Lyndon B. Johnson Freeway Suite 720 Dallas, Texas 75244	\$22,500.00	\$2,272,500.00

Review and Discuss Proposals for Architectural/Engineering Services for Avenue Q and 41st Street Parking Lot Expansion

The Board Facilities Committee will review and discuss proposals submitted for professional architectural/engineering services for the Avenue Q and 41st Street parking lot expansion. Five vendors were contacted to determine their interest in providing these services. Other than PBK Architects, Inc. (PBK), the companies chosen were from the Board-approved firms following a 2017 request for qualifications process for professional engineering services. Two companies, PBK and Johnston, LLC submitted proposals. Rice & Gardner Consultants, Inc. responded that they no longer do design work. In addition, Price Consulting, Inc. nor Walter P. Moore responded to inquiries. The proposals are available for Board review upon request.

Vendors have been requested to provide architectural and engineering services for the design of a new and expanded surface parking lot. The intent of the project will be to redesign the entire block as one large parking lot, repaved to be concrete, with new light poles, security cameras, parking signage, curb stops, sidewalk extensions, landscaping, detention/mitigation improvements, and other features that may be required by the City of Galveston. The existing AT&T building located adjacent to the asphalt lot will remain and will need to be included in the parking lot expansion design. The vendor will also assess the parking lot to ensure maximum parking lot spaces are provided and traffic flow between parking lots is incorporated into the final design.

Staff recommends that the Board approve the proposal submitted by PBK for \$71,960 plus reimbursable expenses. PBK was selected because their proposal indicated a more complete understanding of the project, their website illustrated extensive experience in designing and constructing parking lots, and they provided a schedule that would have the project completed in 9 months compared to Johnston’s 12-month projection. The source of funding would be the Construction Fund (71-61020-53820).

Following discussion, the Committee will determine a recommendation to present to the Board of Regents for consideration at its November 17, 2021 Regular Meeting.

Proposal Summary
Architectural/Engineering Services for Avenue Q and 41st Parking Lot Expansion

Vendor	Duration of Project	Pricing
PBK Architects, Inc. 10200 Grogans Mill Road, Suite 230 The Woodlands, Texas 77380	9 months	\$71,960
Johnston, LLC 2603 Augusta Drive, Suite 1500 Houston, Texas 77057	12 months	\$67,000