

**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 12, 2023**, at 4:00 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 11, 2023 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 Approval of Proposal for the Expansion of the Existing Welding Lab 5
- VI. Determine Facilities Committee Recommendation to Board of Regents Regarding Approval of Proposal for the Expansion of the Existing Welding Lab *(Action Item)* 6
- VII. Review and Discuss Approval of Project for Physical Plant and Electrical Upgrades 7
- VIII. Determine Facilities Committee Recommendation to the Board of Regents Regarding Approval of Project for Physical Plant Electrical Upgrades 8
- IX. Update on Other Facilities Projects: 9
 - a. Avenue Q Parking Lot
 - b. Landscaping
 - c. Health Science Education Center
 - d. New Equipment for Health Sciences Education Center
 - e. HVAC Replacements for Seibel Wing
 - f. Roofing Project at the ATC
 - g. Athletic Facilities
- X. Adjournment

The notice for this meeting was posted on , 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 11, 2023
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, January 11, 2023, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Dr. Norman Hoffman, Mr. Raymond Lewis, Jr.(attended virtually), Mr. Fred D. Raschke, Ms. Carolyn L. Sunseri. Mr. Michael B. Hughes, Chairperson, was excused. Mr. Raschke presided over the meeting in his absence. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini, and Ms. Mary R. Longoria.

Staff present included Dr. W. Myles Shelton, President, Ms. Breanne Lorefice, Mr. Tracy Morgan, and Dr. Van Patterson.

- I. **CALL TO ORDER:** Acting Chairperson Raschke opened the meeting at 4:00 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 6, 2023.
- III. **CONSIDER APPROVAL OF MINUTES FROM NOVEMBER 9, 2022 MEETING:** A reading of the minutes for the November 9, 2022 meeting was waived. Ms. Sunseri moved to approve the minutes as presented; Dr. Hoffman 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 APPROVAL OF PROPOSAL FOR ENGINEERING SERVICES TO AFFIX A NEW ROOF TO APPLIED TECHNOLOGY CENTER BUILDING THREE:** Dr. Shelton presented this item to the Committee. He stated that the roof on Building Three is in need of replacement. The proposal is to contract for the design, supervision and follow up for the roof replacement. The College is recommending Price Consulting for this project at a cost of \$17,300.
- VI. **DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING APPROVAL OF PROPOSAL FOR ENGINEERING SERVICE TO AFFIX A NEW ROOF TO APPLIED TECHNOLOGY CENTER BUILDING THREE:** Dr. Hoffman moved to recommend approval of the proposal for engineering services to affix a new roof to Applied Technology Center Building Three in the amount of \$17,300; Ms. Sunseri seconded. Motion passed unanimously.

VII. REVIEW AND DISCUSS APPROVAL OF PROPOSAL FOR ENGINEERING SERVICES TO PROVIDE DESIGN OF MECHANICAL AND ELECTRICAL SYSTEMS NECESSARY TO REPLACE UTILITY TRANSFORMER, MAIN SWITCH BOARD, AND MOTOR CONTROL CENTER: Dr. Shelton presented this item to the Board. He stated that the transformer that serves the physical plant is in need of replacement. Dr. Shelton introduced David Templeton and asked him to explain to the Board why this project is not a simple replace the transformer with a new transformer.

Mr. Templeton addressed the Board and explained that the current transformer is a bussed transformer and would not be compatible with the conduit and wire that must now be installed. He also explained that the current switchboard is not designed to accept the conduit and wire. The recommendation is to replace the switch board in its entirety. The only part that does not need to be replaced is the motor control center which helps the motors and pumps in the HVAC system start and stop. It is recommended that because it is not that great of an expense to replace that section with a breaker to be able to turn it on and off, and install variable speed drives, that it should also be replaced. Eventually, it would need to be done, once the HVAC pumps are replaced and you would have to go back into the board you just replaced.

Discussion was had on the time that this project would take. This project requires a major outage and the electrical to the building will have to be turned off for at least a week, while the work is being done. Ideally, this would be a project that would take place over the Semester Break next December. Further discussion was had on the lead time to order the switchboard. Currently, there is a 50 week lead time to receive the equipment.

Dr. Hoffman asked Tracy Morgan, Facilities Director about his thoughts on the project and proposal. Mr. Morgan shared that he is concerned about their being a failure and having to operate on generator power. Further discussion was had on the specifics of replacing the motor control center. Dr. Hoffman stated that he would like to see a separate proposal that addresses energy efficiencies that could be gained by replacing the pumps on the HVAC system to allow for the variable speed drives to control them. Dr. Shelton added that they will do an assessment and bring that to the Board at a future meeting.

Discussion continued on the timeline for design, and the phasing of the project. It is anticipated that the design will be completed and presented to the Board at the March Board meeting.

VIII. DETERMINE COMMITTEE RECOMMENDATION TO THE BOARD OF REGENT ON THE PROPOSAL FOR ENGINEERING SERVICES TO PROVIDE DESIGN OF MECHANICAL AND ELECTRICAL SYSTEMS NECESSARY TO REPLACE UTILITY TRANSFORMER, MAIN SWITCH BOARD, AND MOTOR CONTROL CENTER: Dr. Hoffman moved to recommend approval of the proposal for engineering services to provide design of mechanical and electrical systems necessary to replace utility transformer, main switch board, and motor control center, in the amount of \$60,000; Ms. Sunseri seconded the motion. Motion passed unanimously.

IX. UPDATE ON OTHER FACILITIES PROJECTS: Dr. Shelton presented this item to the committee. He gave the Committee a handout with pictures of progress of the new building, and other projects that are ongoing. He added that the palm trees in front of Moody will be planted after the last freeze in February. The parking lot across the street should be done by February, and the gym has new LED lights. The Moody Building windows are almost complete. The handout also contained a spreadsheet of where the building project budget is at. Discussion was also had on the new location for the transformer for the new Health Sciences Building. A diagram of the new location was included in the handout. Dr. Shelton asked the Board for their opinion on how the logo should appear on the new building. The builder gave the option for the GC logo to include the name “Galveston College” underneath it. However, if that is added to the south side of the building, the architecture of the building causes the text to get pushed out onto the windows. It was decided that the GC logo will be on the south side of the building, and the GC logo with the words “Galveston College” underneath it, on the north side of the building.

X. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 4:35 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Review and Discuss Approval of Proposal for the Expansion of the Existing Welding Lab

A proposal notice for the Expansion of the Existing Welding Lab was sent to ten (10) vendors and was advertised in the local newspaper. Only Three (3) vendors contacted the Architect for plans. Three responses were received. The proposals are available for Board review, if desired.

After review of the bid, staff recommends the contract be awarded to Unbehagen Construction (TUCON, LLC), 2925 Gulf Freeway South, Suite B-194, League City, Texas 77573

Staff is requesting Board approval of \$284,000.00 for the welding lab expansion, which includes all Mechanical, Electrical, Plumbing, and Technology associated with the addition of eight (8) welding booths.

Funding for the project is coming from the construction fund 71-61020-53810

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the proposal for the expansion of the existing welding lab.

BID SUMMARY
RFP# 23-03-222, PROJECT # 220582

Vendor	cost	Completion time
Unbehagen Construction (Tucon) 2925 Gulf Freeway S Ste B-194 League City, Texas 77573	284,000.00	August 11, 2023
GSI (Generocity Services, Inc) 1212 Winding Way Friendswood, Texas 77546	314,500.00	August 11, 2023
Nash Industries 6610 Supply Row Houston, Texas 77011	359,054.00	August 11, 2023

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Review and Discuss Approval of Project for Physical Plant and Electrical Upgrades

Phase 1 - Electrical

On January 11, 2023 the Board approved a recommendation from the Facilities Committee to accept a proposal from LEAF Engineering for services necessary to replace the transformer located behind the Northen Building, its associated switchboard and motor control center. The current transformer is leaking oil and is scheduled to be replaced by CenterPoint in 2023, and the switchboard, which receives power from the transformer and distributes current, is also at end of life. These two factors combined have created a situation where power surges are occurring on a more frequent basis, some of which have already damaged college property. The amount of time estimated for delivery of equipment from point of order is about 80 weeks.

Phase 2 – Pumps, Piping and Building Automation System (BAS), Chiller, Air Handling Units, VAV Boxes

Part 1 – The College will need to replace 4-6 large pumps, piping and control valves, and the BAS system currently used to control the heating and cooling systems across campus.

Pumps: As part of the process of replacing the pumps a primary and secondary pump system will be created. Our current chillers are not designed to accommodate a variable flow rate through the system, so the primary pump system will be used to provide a constant flow of 85-90 percent. The secondary pump system will allow the College to vary the flow rate which will improve efficiencies and allow the college to realize cost savings. This is necessary if the chillers are not updated at the same time as the pumps. The current life expectancy of the College’s chillers is about 10 years.

Piping and control valves: Piping within various buildings will need to be replaced. In 2016 new piping was installed to replace leaking underground piping. The new piping was installed along the roofs of the Northen Building, and Regents and Moody Halls and it should be in satisfactory condition. However, a recent incident in our Student Success Center where a 2-inch pipe burst demonstrates the need to move forward with this project. In addition, control valves used to adjust water flow and temperature also need to be replaced.

Building Automation System: A new BAS system is needed. Once installed it will allow the College to fine tune the HVAC system which will produce the largest financial savings. This portion of the project is expensive since “everything needs to be touched”.

Part 2 – Chillers

The current life expectancy of the three large chillers is about 10 years. Prior to end of life, the chillers should be replaced and incorporated in to the new variable flow system.

Part 3 – Air Handling Units & VAV Boxes

Air Handling Units and VAV boxes will need to be replaced on every floor in Moody Hall, Regents, Northen, Fine Arts and Gym/Fitness Center.

David Templeman from LEAF Engineering will attend the Facilities Committee meeting to discuss the project and answer questions from committee members.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the project for the Physical Plant and Electrical upgrades.

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Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the project for the Physical Plant and Electrical upgrades.

Update on Other Facilities Projects

Dr. Shelton will provide an update on current facilities projects.