

**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, September 13, 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 May 10, 2023 Meeting <i>(Action Item)</i>	2
IV. Citizens Desiring to Appear Before the Committee on Agenda Items <i>(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.)</i>	
V. Review and Discuss Final Acceptance of Completed Main Campus Landscaping and Release of Retainage	5
VI. Determine Committee Recommendation to Board of Regents Regarding Final Acceptance of Completed Main Campus Landscaping and Release of Retainage <i>(Action Item)</i>	6
VII. Review and Consider Approval of Proposal for the Physical Plant and Electrical Upgrades	7
VIII. Determine Facilities Committee Recommendation to the Board of Regents Regarding Approval of Proposal for the Physical Plant and Electrical Upgrades	11
IX. Update on Plans for Renovation of Northen Building, FA-207, Library, and Testing Center	15
X. Update on the Construction of the Health Science Education Center	16
XI. Update on the Development of the New Facilities Master Plan	17
XII. Adjournment	

The notice for this meeting was posted on September 8, 2023 in compliance with the Texas Open Meetings Act., 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
May 10, 2023
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, May 10, 2023, in Room M-202 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Dr. Norman Hoffman, Mr. Raymond Lewis, Jr.(attended virtually), Mr. Fred D. Raschke, Ms. Carolyn L. Sunseri. 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:** Chair Hughes opened the meeting at 4:30 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 5, 2023.

- III. **CONSIDER APPROVAL OF MINUTES FROM APRIL 12, 2023 MEETING:** A reading of the minutes for the April 12, 2023 meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Sunseri seconded. The motion passed unanimously.

Mr. Lewis joined the meeting electronically at this time.

- 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 ROOF REPLACEMENT ON ATC BUILDING 3:** Dr. Shelton presented this item to the Committee. It is time to replace the roof on Building 3. The engineers and our staff have been through this a recommend the low bid as a quality vendor who does good work. Staff would recommend the low bill.

Discussion was had on the company that was recommend, and Mr. Tracy Morgan stated that all of the references were good. It was confirmed that the company does good work. The committee discussed the DOT work that is going to be happening in that area, and if it will affect the roofing project. Dr. Shelton stated that it would not. The Board spent some time discussing the new highway project, and its effect on the Applied Technology Center. Dr. Shelton stated that the College will be compensated for any parking spaces that are lost as a result of the project. Dr. Hoffman asked for clarification on the Damage

Allowance column on the bid summary. Mr. Morgan stated that different places on the roof were cored and no additional damage was found. If a damaged spot is found, it would be handled as a change order to the contract.

VI. DETERMINE FACILITIES COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING APPROVAL OF PROPOSAL FOR ROOF REPLACEMENT ON ATC BUILDING 3:

Ms. Sunseri moved to recommend approval to the Board of Regents of the proposal for the roof replacement on ATC Building 3; Mr. Raschke seconded the motion. The motion passed unanimously.

VII. REVIEW AND DISCUSS APPROVAL OF PROJECT FOR PHYSICAL PLANT AND ELECTRICAL UPGRADES: Dr. Shelton presented this item to the Committee. This is the project that was brought to you last month. To facilitate discussion, we have provided Committee Members with a spreadsheet, divided up in to five possible options. The Committee spent time going over the differences in the various options. Dr. Shelton asked the Committee to look at what we could do today, and what we would need to schedule out over time. During discussions, Mr. Templeton, from LEAF Engineering stated that there is another option that might work better. He suggested that after working with the Facilities Director and Mr. Garza, from Sentinel, that taking the Building Automation System (BAS) out of the bid package for option four, could save the college two million dollars off of option four. Then, the college could work through a Buy Board agreement with Sentinel to replace only those items that would be needed to run the BAS, and not replace an entire BAS system. Mr. Morgan, Facilities Director, added that the college has spent \$800,000 over the last year updating the system, and if the College goes ahead and replaces everything, that is wasted money. After meeting, he thinks the solution to not wasting that money is to take the BAS system out of option four. Dr. Shelton asked for clarification on the amount of the project. Mr. Templeton stated that it should be about 1.6 to 1.7 million without his fees, which would be 6 percent of the project cost. Mr. Morgan added that amending option four to remove the BAS system would also help facilities staff, as they are familiar and trained on the current system and would not need to be retrained to operate a new system. It was clarified that the 80-week delivery time frame does not change and the system would be installed around summer of 2025. The electrical system and mechanical system can be changed out at the same time, and the College system will only need to be shut down once. Dr. Shelton recommended that the Committee look at recommending the amended option four to the Board of Regents. Discussion and clarification on the project continued and Dr. Shelton also added that as equipment moves to end of life, those items would need to be replaced at a future time.

VIII. DETERMINE FACILITIES COMMITTEE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING APPROVAL OF PROJECT FOR PHUSICAL PLANT AND ELECTRICAL UPGRADES:

Mr. Raschke moved to recommend to the Board of Regents to direct staff to engage with LEAF Engineering to adjust the scope of work for the project, to include amended Option 4: Acquire new transformer and panel board section (breakers only) and install new variable frequency drives, primary and secondary pipe loops, pumps, and motors, and to allow the President to enter into contracts and authorize the scope of work up to \$48,000. Dr. Hoffman seconded the motion. The motion passed unanimously.

IX. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:07 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Review and Discuss Final Acceptance of Completed Main Campus Landscaping and Release of Retainage

Horticare Landscape Management has completed work on the landscaping at the main campus and they have also completed all punch list items. The work has been reviewed and approved by our landscape architect, Elizabeth Mak, Regional Director of Landscape Architecture with the PEA Group.

Staff recommends acceptance of the landscaping project and release of the retainage to Horticare Landscape Management.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the final acceptance of the completed Main Campus landscaping and release of retainage.

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Staff recommends acceptance of the landscaping project and release of the retainage to Horticare Landscape Management.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the final acceptance of the completed Main Campus landscaping and release of retainage.

Review and Consider Approval of Proposal for the Physical Plant and Electrical Upgrades

A request for proposal for Utility Service and Central Plant Replacement in the Northen Building was sent to two vendors and advertised in the local newspaper. Leaf Engineering also forwarded the information to various construction plan rooms. One response was received. The bid is available for Board review, if desired.

After reviewing the bid, staff recommends the contract be awarded to CFI Mechanical, Inc. (Choice Partners Contract #22/049-MF-05), 6109 Brittmooore, Houston, TX 77041, on the basis of:

- Capability and capacity to perform the work, which includes financial resources to perform the work in the time projected
- Experience and past projects completed
- Recommendation letter submitted by Leaf Engineers

Scope: Demo electrical, piping, duct work, pumps and controls as shown on the drawings. Install tees in chill water piping for temporary chiller. Set up temporary chiller to control temperatures in the building during project. We will use the existing building power to run the temporary chiller. We will install electrical, piping, duct work, pumps and controls as shown in the drawings. This will also include the new fans, louvers and patching openings from removed equipment. Also covered is the patching of the wall from the installation on the new piping up to the roof. All the pads need for the new equipment is included as well.

- I. Have all equipment submittals approved.
2. Pick up material and equipment as needed for the project.
3. Install temporary tees for rental chiller.
4. Set up rental chiller, hoses and electrical.
5. Demo piping, pump, electrical, duct work and controls as shown on the drawings.
6. Demo and pour new pump pads as shown on the drawings.
7. Install new fans and louvers as shown on the drawings.
8. Install new piping, electrical, duct work and controls as shown on the drawing.
9. Install 10 new pumps as shown in the drawing schedule.
10. Install new VFD's as shown in the schedule.
11. Install new pot feeders, air separators, and expansion tank as shown in schedule.
12. Install new controls as required.
13. Patch wall where louver was removed.
14. Patch and paint wall that were removed for installation on new condenser lines up to roof.
15. Install new stainless-steel doghouse cover over piping on roof.
16. Leak check new piping before insulation.

17. Insulate new piping per plans and specs.
18. Label new piping, and equipment.
19. Add new chemicals as required for new piping in all systems.
20. Startup and test all new equipment, existing towers and the old chillers after work is completed.
21. Project comes with a 1-year parts and labor warranty.
22. Clean up site and get with customer before leaving.

Pricing	
Price for base bid with Victaulic piping	\$2,274,125.00
Price to add HVAC controls	\$180,686.00
Total	\$2,454,811.00

Staff is requesting Board approval for \$2,454,811.00 to be expensed from the Construction – Physical Plant Electrical Upgrades account (71-61020-53810) for this project.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the proposal for the physical plant and electrical upgrades.

September 01, 2023

VIA E-MAIL



Dr. Van Patterson
Vice President for Administration and Student Services
Galveston College
4015 Ave. Q. Suite M-211
Galveston, Texas 77550

RE: Utility Service and Central Plant Replacement
Galveston College
LEAF Project No.: 230025

Dear Dr. Patterson:

On Wednesday, August 30, 2023, Galveston College received Competitively Sealed Proposals for the electrical utility service and central plant replacement. A total of one (1) offeror submitted proposals.

A Selection Committee made up of college staff and consultants evaluated the proposal based on the scope of work that was published in the Contract Documents. The selection committee considered the proposer's proposal, information submitted as part of the pre-proposal submission, and additional references from previous projects, architects, and consultants.

LEAF Engineers recommends to Galveston College Board of Regents to award a construction contract to CFI Mechanical for the Galveston College Utility Service and Central Plant Replacement in the amount of Two Million Two Hundred Seventy-Four Thousand One Hundred Twenty Five Dollars and Zero Cents (\$2,274,125.00).

In addition to this amount is One Hundred Eighty Thousand Six Hundred Eighty Six Dollars and Zero Cents (\$180,686.00) for Controls contracted and paid for directly to Sentinel (Ted Garza III) or incorporated as sub-contractor work under CFI Mechanical.

The total amount is \$2,454,811.00

CFI Mechanical is located in Houston, Texas, and has a strong history of successfully completing projects in the Galveston educational market and for many other surrounding area districts.

We would like to express our sincere thanks to you, the Board of Regents, President Dr. Myles Shelton, and all of the Galveston College staff for the assistance we received during the planning phase of this project. We look forward to a successful construction phase for the Utility Service and Central Plant Replacement for the college.

If you have any questions concerning the proposed general contractor or our recommendations, please do not hesitate to contact us.

Sincerely,



Mark Madorsky, P.E., CxA, LEED AD BC+D
President
LEAF Engineers

cc: Mark Madorsky, LEAF
Betty Chapman, PBK
File 4C

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- I. Have all equipment submittals approved.
2. Pick up material and equipment as needed for the project.
3. Install temporary tees for rental chiller.
4. Set up rental chiller, hoses and electrical.
5. Demo piping, pump, electrical, duct work and controls as shown on the drawings.
6. Demo and pour new pump pads as shown on the drawings.
7. Install new fans and louvers as shown on the drawings.
8. Install new piping, electrical, duct work and controls as shown on the drawing.
9. Install 10 new pumps as shown in the drawing schedule.
10. Install new VFD's as shown in the schedule.
11. Install new pot feeders, air separators, and expansion tank as shown in schedule.
12. Install new controls as required.
13. Patch wall where louver was removed.
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President
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File 4C

Update on Plans for Renovation of Northern Building, FA-207, Library, and
Testing Center

Dr. Shelton will provide an update on the plans for the renovation of the Northern Building, FA-207, Library, and Testing Center.

Update on the Construction of the Health Science Education Center

Dr. Shelton will provide an update on the construction of the Health Science Education Center.

Update on the Development of the New Facilities Master Plan

Dr. Shelton will provide an update on the development of the new Facilities Master Plan.