

**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, October 15, 2025**, 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 the September 10, 2025 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 Consider Final Acceptance of Completed Utility Service and Central Plant Replacement Project and Release of Retainage 5
- VI. Determine Committee Recommendation to Board of Regents Regarding Final Acceptance of Completed Utility Service and Central Plant Replacement Project and Release of Retainage *(Action Item)* 11
- VII. Update of Facilities Projects Including the Health Science Education Center (HSEC) and Other Facilities Projects 17
- VIII. Adjournment

The notice for this meeting was posted on October 9, 2025, 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
September 10, 2025
4:00 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, September 10, 2025, in Room M-202 of Moody Hall, commencing at 4:00 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Dr. Norman Hoffman (arrived at 4:02 p.m.), Mr. Raymond Lewis, Jr.(excused), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini, Ms. Karen Flowers and Ms. Mary Longoria.

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

- I. **CALL TO ORDER:** Mr. Hughes 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 September 10, 2025.

- III. **CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 13, 2025, MEETING:** A reading of the minutes for the August 13, 2025, meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. 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. **ADJOURNMENT TO CLOSED/EXECUTIVE SESSION IN ROOM M-202: THE BOARD OF REGENTS, AS AUTHORIZED BY THE OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE, CHAPTER 551, RESERVES THE RIGHT TO ENTER INTO A CLOSED/EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE ACT: SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS AND RECEIVE LEGAL ADVICE AND SECTION 551.072 – DELIBERATION REGARDING 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:**

The Committee adjourned to the closed meeting in Room M-202 at 4:01 p.m.

- VI. **RECONVENE FACILITIES COMMITTEE MEETING (OPEN MEETING) IN ROOM M-202:**

The Committee reconvened the regular (open meeting) in Room M-202 at 4:38 p.m.

- VII. DISCUSS TRUE GRANT OPPORTUNITIES FOR PIPEFITTING AND SHIPFITTING:** Dr. Shelton presented this item to the Committee. Gulf Copper is in the process of moving to Navy shipbuilding. They are a Canadian firm with multiple shipyards. They want a presence on the Gulf Coast. The goal is to add a workforce to build ships. They want to build to a 2,000-person workforce. The College has applied for a TRUE Grant to increase our ability to teach pipefitting and shipfitting. One obstacle to this is a lack of space. One of things that has been asked for in the grant is a 2,400 square foot pavilion, at the ATC, to have space for the shipfitters. The slab foundation is not included in the grant and will be a cost to the college. Parking for students, access to electric and water were discussed. The grant itself is \$500,000 with half of that for the structure. The timeline for the project was discussed, and it is anticipated that it could be constructed in 4-6 months. There was some discussion about if the sale of Gulf Copper is final. There was some explanation of the THECB and what they do for Texas Colleges.
- VIII. DISCUSS DRAFT OF FACILITIES MASTER PLAN:** Dr. Shelton presented this item to the Board. He added that the document that the Committee is looking at is a draft and has some mistakes, and has not been fully vetted by staff. He pointed out the information that the architect listed as initiatives for the plan. These are all things that have been talked about, even as far back as 2012. He asked the Committee to look at the initiatives and give him feedback on the items. He added that there are graphics on the following pages that represent the initiatives listed on the previous pages.
- IX. REVIEW AND CONSIDER BIDS FOR CONSTRUCTION MANAGER AT RISK (CMAR) FOR STUDENT HOUSING CONSTRUCTION PROJECT:** Dr. Shelton presented this item to the Committee. An RFP was sent to 11 firms and posted in the paper. There were 2 responses. One was from Indi Construction and one was from Sullivan Brothers. The firms were asked for their overhead and construction fees and asked for the overall construction cost. Based on the valuation from staff the recommendation is to use Sullivan brothers. They offer the best price and value for the College. They have prior knowledge from building the other houses, and knowledge of building on the island. They believe that they can finish the project in a year and have it open for students next fall. There was some discussion on how there is a disparity between how the project pricing was done. Dr. Shelton stated yes, you have to look at all of it and see what is the best value to the College. That's what was done and how we got to the recommendation for the Sullivan Brothers.
- X. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING BIDS FOR CONSTRUCTION MANAGER AT RISK (CMAR) FOR STUDENT HOUSING PROJECT:**

Ms. Sunseri moved to recommend Sullivan Brothers be awarded the CMAR contract for the Student Housing Construction Project; Dr. Hoffman seconded. The motion passed unanimously.

- XI. UPDATE ON FACILITIES PROJECTS INCLUDING HEALTH SCIENCE EDUCATION CENTER (HSEC) AND OTHER FACILITIES PROJECTS:** Dr. Shelton presented this item to the Committee. The gym roofing project is anticipated to be completed this week. It should be able to be closed out in October. The physical plant project is still waiting for paperwork and a final check from the Engineer. It is anticipated that it will be completed for the October meeting. The demo on the houses on Avenue R has been completed. There is still some tree removal that has to take place, but it should be finished in the next few days.
- XII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE HEALTH SCIENCES EDUCATION CENTER (HSEC):** The Committee took no action on this item.
- XIII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE PURCHASE OF REAL PROPERTY:** The Committee took no action on this item.
- XIV. ADJOURNMENT:** There being no further business to come before the Facilities Committee, the meeting adjourned at 4:59 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Review and Consider Final Acceptance of Completed Utility Service and Central Plant Replacement Project and Release of Retainage

CFI Mechanical has completed the Utility Service and Central Plant Replacement project at the campus and has also completed all punch list items. The work has been reviewed and approved by Jason Mooney, Managing Senior Principal with PBK Architects.

Staff recommends acceptance of the Utility Service and Central Plant Replacement project and release of the retainage (\$237,543.50) to CFI Mechanical.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the final acceptance of the completed Utility Service and Central Plant Replacement project and release of retainage.

10200 Grogans Mill Rd., Suite 230
The Woodlands, Texas 77380
Phone: 281-528-1697
Fax: 281-882-3285
PBK.com



October 7, 2025

VIA: Email

Myles Shelton, Ed.D.
President
Galveston College
4015 Avenue Q
Galveston, Texas 77550

Re: **Galveston College HVAC Upgrades/Utility/Plant HVAC Replacement**
Galveston College

Dr. Shelton,

Attached please find CFI Mechanical, Inc. Application and Certificate for Payment Number D233083RET (Retainage). This application for payment pertains to work on the above-referenced project through project completion.

We have reviewed this application for payment, and per that review, the quantities, and segregation of items in this application for payment appear to be in order. We recommend payment of the amount certified and we include, for your information, a copy of our record of payments made to-date / outstanding contract balance.

If you have any questions or need additional information concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Mooney', with a stylized flourish at the end.

Jason Mooney, AIA
Managing Senior Principal

11 Greenway Plaza, Suite 1510
Houston, Texas 77046
Phone: 713-940-3300
leafengineers.com



October 6, 2025

VIA: E-mail

Mr. Jason Mooney
Managing Senior Principal
PBK Architects, Inc.
9709 Lakeside Blvd., Suite 400
The Woodlands, TX 77381

RE: Galveston College Central Plant Replacement

Mr. Mooney,

This is to confirm the Central Plant Replacement project at Galveston College (project #230025, has been completed to the satisfaction of LEAF Engineers. The punchlist was witnessed to be completed by our construction administration team and closeout documents and final financial documentation have been reviewed.

If you need further information regarding this project, please contact me.

Sincerely,
LEAF Engineers

A handwritten signature in black ink, appearing to read "Matthew R. Sickorez".

Matthew R. Sickorez, P.E. (TX Lic. #107736)
Vice President/ Snr. Project Manager
LEAF Engineers

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): GALVESTON COLLEGE
4015 AVENUE Q
GALVESTON, TX 77550

PROJECT: Galv College-HVAC Upgrades
Utility/Plant HVAC Replacement
4015 Avenue Q
Galveston, TX 77550

APPLICATION NO: D233083RET
PERIOD TO: 6/30/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): CFI Mechanical, Inc.
6109 Brittmoores Rd.
Houston, TX 77041

VIA (ARCHITECT): LEAF ENGINEERS
matt.sickorez@leafengineers.co
11 GREENWAY PLAZA #1510
HOUSTON, TX 77046

ARCHITECT'S PROJECT NO: LEAF ENGINEERS

CONTRACT FOR: UTILITY SERVICE & CENTRAL PLANT

CONTRACT DATE: 10/23/2023

CONTRACTOR'S APPLICATION FOR PAYMENT


Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

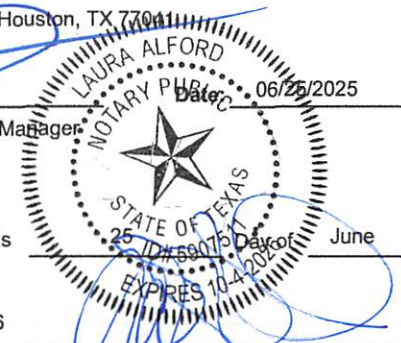
1. ORIGINAL CONTRACT SUM	\$	2,454,811.00
2. Net Change by Change Orders	\$	-79,376.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,375,435.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	2,375,435.00
5. RETAINAGE:		
a. 0.00 % of Completed Work	\$	0.00
b. 0.00 % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	2,375,435.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	2,137,891.50
8. CURRENT PAYMENT DUE	\$	237,543.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	-79,376.00
TOTALS	0.00	-79,376.00
NET CHANGES by Change Order		-79,376.00

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: CFI Mechanical, Inc.
6109 Brittmoores Rd. Houston, TX 77041

By:  / Account Manager Date: 06/25/2025
Art Filkins / Account Manager 8
State of: TX
County of: HARRIS
Subscribed and Sworn to before me this June 25 20 25
Notary Public: Laura Alford
My Commission Expires: 10/04/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 237,543.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:  Date: 10/7/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

TO (OWNER): GALVESTON COLLEGE
 4015 AVENUE Q
 GALVESTON, TX 77550

PROJECT: Galv College-HVAC Upgrades
 Utility/Plant HVAC Replacement
 4015 Avenue Q
 Galveston, TX 77550

APPLICATION NO: D233083RET
PERIOD TO: 6/30/2025

DISTRIBUTION TO:
 _ OWNER
 _ ARCHITECT
 _ CONTRACTOR

FROM (CONTRACTOR): CFI Mechanical, Inc.
 6109 Brittmoore Rd.
 Houston, TX 77041

VIA (ARCHITECT): LEAF ENGINEERS
 matt.sickorez@leafengineers.co
 11 GREENWAY PLAZA #1510
 HOUSTON, TX 77046

ARCHITECT'S PROJECT NO: LEAF ENGINEERS

CONTRACT FOR: UTILITY SERVICE & CENTRAL PLANT

CONTRACT DATE: 10/23/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	LABOR	220,000.00	220,000.00	0.00	0.00	220,000.00	100.00	0.00	0.00
2	BOND	39,000.00	39,000.00	0.00	0.00	39,000.00	100.00	0.00	0.00
3	MATERIAL	1,140,711.00	1,140,711.00	0.00	0.00	1,140,711.00	100.00	0.00	0.00
4	CRANE	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00	0.00	0.00
5	INSULATION	153,700.00	153,700.00	0.00	0.00	153,700.00	100.00	0.00	0.00
6	CHEMICALS	13,600.00	13,600.00	0.00	0.00	13,600.00	100.00	0.00	0.00
7	ELECTRICAL	443,900.00	443,900.00	0.00	0.00	443,900.00	100.00	0.00	0.00
8	DUCT WORK	140,000.00	140,000.00	0.00	0.00	140,000.00	100.00	0.00	0.00
9	CONTROLS	172,500.00	172,500.00	0.00	0.00	172,500.00	100.00	0.00	0.00
10	GENERAL CONTRACTOR	29,000.00	29,000.00	0.00	0.00	29,000.00	100.00	0.00	0.00
11	OWNERS ALLOWANCE	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00	0.00	0.00
12	AE01-ALLOWANCE AUTHORIZATION	-20,624.00	-20,624.00	0.00	0.00	-20,624.00	100.00	0.00	0.00
13	AE01-ELECTRIC SERVICE TRANSFORMER CONNECTION	20,624.00	20,624.00	0.00	0.00	20,624.00	100.00	0.00	0.00
14	RETURN UNUSED OWNERS ALLOWANCE	-79,376.00	-79,376.00	0.00	0.00	-79,376.00	100.00	0.00	0.00
REPORT TOTALS		\$2,375,435.00	\$2,375,435.00	\$0.00	\$0.00	\$2,375,435.00	100.00	\$0.00	\$0.00

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project: **Utility Service & Central Plant Replacement**

Job No. **D233083**

"On receipt by the signer of this document of a check from **Galveston College** in the sum of **\$237,543.50** payable to **CFI Mechanical, Inc.** and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of **Galveston College** to the following extent: **HVAC Piping, Pumps Electrical and Controls Upgrade.**

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to **Galveston College.**

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release."

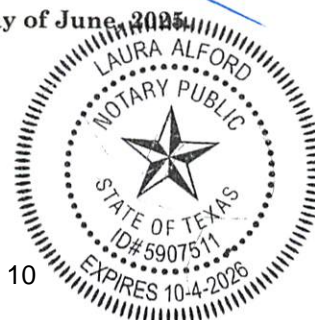
CFI Mechanical, Inc.

By _____

Art Filkins / Account Manager

Subscribed and Sworn to before me on this 25 Day of June, 2025.

Notary Public in and for the STATE OF TEXAS



Review and Consider Final Acceptance of Completed Utility Service and Central Plant Replacement Project and Release of Retainage

CFI Mechanical has completed the Utility Service and Central Plant Replacement project at the campus and has also completed all punch list items. The work has been reviewed and approved by Jason Mooney, Managing Senior Principal with PBK Architects.

Staff recommends acceptance of the Utility Service and Central Plant Replacement project and release of the retainage (\$237,543.50) to CFI Mechanical.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the final acceptance of the completed Utility Service and Central Plant Replacement project and release of retainage.

10200 Grogans Mill Rd., Suite 230
The Woodlands, Texas 77380
Phone: 281-528-1697
Fax: 281-882-3285
PBK.com



October 7, 2025

VIA: Email

Myles Shelton, Ed.D.
President
Galveston College
4015 Avenue Q
Galveston, Texas 77550

Re: **Galveston College HVAC Upgrades/Utility/Plant HVAC Replacement**
Galveston College

Dr. Shelton,

Attached please find CFI Mechanical, Inc. Application and Certificate for Payment Number D233083RET (Retainage). This application for payment pertains to work on the above-referenced project through project completion.

We have reviewed this application for payment, and per that review, the quantities, and segregation of items in this application for payment appear to be in order. We recommend payment of the amount certified and we include, for your information, a copy of our record of payments made to-date / outstanding contract balance.

If you have any questions or need additional information concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Mooney', with a stylized flourish at the end.

Jason Mooney, AIA
Managing Senior Principal

11 Greenway Plaza, Suite 1510
Houston, Texas 77046
Phone: 713-940-3300
leafengineers.com



October 6, 2025

VIA: E-mail

Mr. Jason Mooney
Managing Senior Principal
PBK Architects, Inc.
9709 Lakeside Blvd., Suite 400
The Woodlands, TX 77381

RE: Galveston College Central Plant Replacement

Mr. Mooney,

This is to confirm the Central Plant Replacement project at Galveston College (project #230025, has been completed to the satisfaction of LEAF Engineers. The punchlist was witnessed to be completed by our construction administration team and closeout documents and final financial documentation have been reviewed.

If you need further information regarding this project, please contact me.

Sincerely,
LEAF Engineers

A handwritten signature in black ink, appearing to read "Matthew R. Sickorez".

Matthew R. Sickorez, P.E. (TX Lic. #107736)
Vice President/ Snr. Project Manager
LEAF Engineers

**AIA Type Document
Application and Certification for Payment**

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4015 AVENUE Q
GALVESTON, TX 77550

PROJECT: Galv College-HVAC Upgrades
Utility/Plant HVAC Replacement
4015 Avenue Q
Galveston, TX 77550

APPLICATION NO: D233083RET
PERIOD TO: 6/30/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): CFI Mechanical, Inc.
6109 Brittmoore Rd.
Houston, TX 77041

VIA (ARCHITECT): LEAF ENGINEERS
matt.sickorez@leafengineers.co
11 GREENWAY PLAZA #1510
HOUSTON, TX 77046

ARCHITECT'S PROJECT NO: LEAF ENGINEERS

CONTRACT FOR: UTILITY SERVICE & CENTRAL PLANT

CONTRACT DATE: 10/23/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

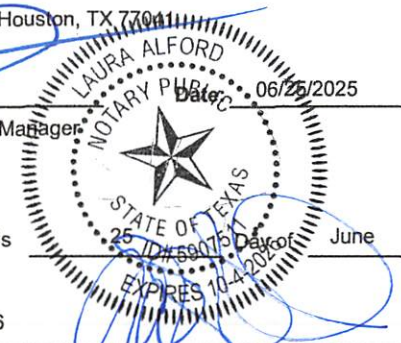
Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

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(Line 4 less Line 5 Total)		
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8. CURRENT PAYMENT DUE	\$	237,543.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: CFI Mechanical, Inc.
6109 Brittmoore Rd. Houston, TX 77041

By: Art Filkins / Account Manager 14
State of: TX
County of: HARRIS
Subscribed and Sworn to before me this 25 day of June 2025
Notary Public: Laura Alford
My Commission Expires: 10/04/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 237,543.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: [Signature] Date: 10/7/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
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Total approved this Month	0.00	-79,376.00
TOTALS	0.00	-79,376.00
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AIA Type Document
Application and Certification for Payment

TO (OWNER): GALVESTON COLLEGE
 4015 AVENUE Q
 GALVESTON, TX 77550

PROJECT: Galv College-HVAC Upgrades
 Utility/Plant HVAC Replacement
 4015 Avenue Q
 Galveston, TX 77550

APPLICATION NO: D233083RET
PERIOD TO: 6/30/2025

DISTRIBUTION TO:
 _ OWNER
 _ ARCHITECT
 _ CONTRACTOR

FROM (CONTRACTOR): CFI Mechanical, Inc.
 6109 Brittmoore Rd.
 Houston, TX 77041

VIA (ARCHITECT): LEAF ENGINEERS
 matt.sickorez@leafengineers.co
 11 GREENWAY PLAZA #1510
 HOUSTON, TX 77046

ARCHITECT'S PROJECT NO: LEAF ENGINEERS

CONTRACT FOR: UTILITY SERVICE & CENTRAL PLANT

CONTRACT DATE: 10/23/2023

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3	MATERIAL	1,140,711.00	1,140,711.00	0.00	0.00	1,140,711.00	100.00	0.00	0.00
4	CRANE	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00	0.00	0.00
5	INSULATION	153,700.00	153,700.00	0.00	0.00	153,700.00	100.00	0.00	0.00
6	CHEMICALS	13,600.00	13,600.00	0.00	0.00	13,600.00	100.00	0.00	0.00
7	ELECTRICAL	443,900.00	443,900.00	0.00	0.00	443,900.00	100.00	0.00	0.00
8	DUCT WORK	140,000.00	140,000.00	0.00	0.00	140,000.00	100.00	0.00	0.00
9	CONTROLS	172,500.00	172,500.00	0.00	0.00	172,500.00	100.00	0.00	0.00
10	GENERAL CONTRACTOR	29,000.00	29,000.00	0.00	0.00	29,000.00	100.00	0.00	0.00
11	OWNERS ALLOWANCE	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00	0.00	0.00
12	AE01-ALLOWANCE AUTHORIZATION	-20,624.00	-20,624.00	0.00	0.00	-20,624.00	100.00	0.00	0.00
13	AE01-ELECTRIC SERVICE TRANSFORMER CONNECTION	20,624.00	20,624.00	0.00	0.00	20,624.00	100.00	0.00	0.00
14	RETURN UNUSED OWNERS ALLOWANCE	-79,376.00	-79,376.00	0.00	0.00	-79,376.00	100.00	0.00	0.00
REPORT TOTALS		\$2,375,435.00	\$2,375,435.00	\$0.00	\$0.00	\$2,375,435.00	100.00	\$0.00	\$0.00

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project: **Utility Service & Central Plant Replacement**

Job No. **D233083**

"On receipt by the signer of this document of a check from **Galveston College** in the sum of **\$237,543.50** payable to **CFI Mechanical, Inc.** and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of **Galveston College** to the following extent: **HVAC Piping, Pumps Electrical and Controls Upgrade.**

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to **Galveston College.**

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release."

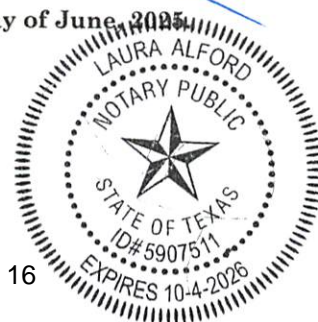
CFI Mechanical, Inc.

By _____

Art Filkins / Account Manager

Subscribed and Sworn to before me on this 25 Day of June, 2025.

Notary Public in and for the STATE OF TEXAS



Update on Facilities Projects Including the Health Science Education Center (HSEC) and
Other Facilities Projects

Dr. Shelton will provide an update on the various facilities projects that are on-going at the College.