

**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, May 13, 2026**, at 4:00 PM in Room M-202, Galveston College, 4015 Avenue Q, Galveston, Texas 77550.

The Board of Regents will gather in Room M-202 for refreshments prior to, and/or after the Facilities Committee Meeting. Although a quorum may be present, no action will be taken by the Board at that time.

- AGENDA -

I. Call to Order	
II. Certification of Posting Notice of Facilities Committee Meeting	
III. Consider Approval of Minutes from the April 8, 2026, Meeting <i>(Action Item)</i>	3
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. Discuss and Consider the Health Sciences Education Center (HSEC) Project Including, but not Limited to Contemplated Litigation	5
VI. Discuss and Consider the Purchase of Real Property	6
VII. Discuss and Consider Proposal from OPS Inc. Security Service for Campus Security Services	7
VIII. 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 551.071 – Consultation with Attorney to discuss and receive legal advice, and discussion of pending or contemplated litigation, Section 551.072 – Deliberation 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, and Section 551.076 – Deliberation Regarding Security Devices or Security Audits: the deployment, or specific occasions for implementation, of security personnel or devices; or a security audit.	
IX. Reconvene Facilities Committee (Open) Meeting in Room M-202	
X. Determine Committee Recommendation to the Board of Regents Regarding the Health Sciences Education Center (HSEC) Project Including, but not limited to Contemplated Litigation <i>(Action Item)</i>	14
XI. Determine Recommendation to the Board of Regents Regarding the Purchase of Real Property <i>(Action Item)</i>	15
XII. Determine Recommendation to the Board of Regents Regarding Proposal from OPS Inc. Security Service for Campus Security Services <i>(Action Item)</i>	16
XIII. Review and Consider Design (Architectural & Engineering Services) Proposal from Creole Design for Student Housing Along 41st Street	23
XIV. Determine Recommendation to the Board of Regents Regarding the Design (Architectural & Engineering Services) Proposal from Creole Design for Student Housing Along 41st Street	26
XV. Update on Other Facilities Projects	29

XVI. Adjournment

The notice for this meeting was posted on The notice for this meeting was posted on May 6, 2026, 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
April 8, 2026
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, April 8, 2026, in Room M-202 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Ms. Carolyn L. Sunseri, Acting Chairperson, Dr. Norman Hoffman, Mr. Raymond Lewis (attended virtually), and Mr. Fred D. Raschke (arrived at 4:38 p.m.). Mr. Michael B. Hughes was excused. Other Regents present were: Mr. Garrik Addison, Mr. Armin Cantini, Ms. Karen Flowers (attended virtually) 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. Sunseri opened the meeting at 4:34 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 April 1, 2026.
- III. **CONSIDER APPROVAL OF MINUTES FROM THE MARCH 18, 2026, MEETING:** A reading of the minutes for the March 18, 2026, meeting was waived. Dr. Hoffman moved to approve the minutes as presented; Mr. Lewis 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. **UPDATE ON HEALTH SCIENCES EDUCATION CENTER (HSEC) PROJECT:** Dr. Shelton presented this item to the Committee. Dr. Shelton asked the Chair if the Committee could adjourn to Executive Session. The Committee went into Executive/Closed Session.
- VI. **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 AN ATTORNEY TO DISCUSS AND RECEIVE LEGAL ADVICE:** The Committee adjourned to the closed meeting in Room M-202 at 4:36 p.m.
- VII. **RECONVENE FACILITIES COMMITTEE MEETING (OPEN MEETING) IN ROOM M-202:** The Committee reconvened the regular (open meeting) in Room M-202 at 4:36 p.m.

VIII. DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING THE HEALTH SCIENCES EDUCATION CENTER (HSEC)

PROJECT: The Committee did not take action on this item.

IX. UPDATE ON OTHER FACILITIES PROJECTS: Dr. Shelton presented this item to the Committee. Updates were provided on other on-going facilities projects, and included:

- Work is continuing on the new student housing, and a proposal for the 41st Street housing should be going to the Board in May.
- Facilities is working on room N-237, including putting in new flooring, to get it ready for the new Engineering Technology Program to begin using it.
- A new walk-in freezer/cooler is being installed over the summer in the culinary classroom.
- Staff is reviewing proposals for additional lighting to be installed on the outside stairways at the HSEC.
- Landscaping will be taking place at the ATC, the Moody north parking lot, and around the HSEC. Trees are being replaced.
- A new AC unit was installed on the Student Center yesterday.
- The Facilities Master Plan Final Draft is just about ready. The Board will receive a copy prior to the retreat for their review.

The Board had a brief discussion on AI's effect on the new shipfitting programs being offered, and what the space needs might be for the program moving forward as the program is experiencing some attrition. Discussion was also had on when the new signage will be ready for the newly named Board Room.

X. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:17 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Discuss and Consider the Health Sciences Education Center (HSEC) Project Including,
but not Limited to Contemplated Litigation

The Committee will adjourn to executive/closed session. Following executive/closed session, the Facilities Committee will determine a recommendation to the Board of Regents regarding the Health Sciences Education Center (HSEC) Project including but not limited to contemplated litigation.

Discuss and Consider the Purchase of Real Property

The Committee will adjourn to executive/closed session. Following the executive/closed session the Facilities Committee will determine a recommendation to the Board of Regents regarding the purchase of Real Property.

Discuss and Consider Approval of Proposal from OPS Inc. Security Service for Campus Security Services

Since September of 2025, OPS Inc. Security Services 8200 Wednesbury Ln, Suite 330A, Houston, Texas (Buy Board Contract 768-25) has stationed armed guards at the College to provide a visible deterrent against crime, and protection for faculty, staff and students. The current contract with OPS Inc. Security Services is approved on a month-to-month basis.

Staff is requesting Board approval to allow President Myles Shelton to execute a new contract with OPS Inc. Security Services that would have a term ending on August 31, 2027, at which time another request would be brought to the board for consideration.

The estimated cost will be \$298,355.20. The source of funding will be the Education and General Fund.

The Committee will adjourn to executive/closed session. Following the executive/closed session the Facilities Committee will determine a recommendation to the Board of Regents regarding the proposal from OPS Inc. Security Service for campus security.



OPS

OPS INC. SECURITY SERVICES

SECURITY SERVICES
SAFETY FIRST

OPS INC Security Services
Security Services Agreement

This Security Services Agreement (the "Agreement") is made and entered into as of June 11, 2026, by and between OPS INC Security Services, a domestic business corporation licensed by the Texas Department of State, Division of Licensing Services, as Watch-Guard and Patrol Agency, having its principal business at 8200 Wednesbury Ln, Suite 330A Houston, TX 77074, ("OPS Inc."), and Galveston College with the job location at 4015 Avenue Q, Galveston, TX 77550 ("Client").

WHEREAS, Client wishes to engage OPS Inc. in accordance with the provisions of this Agreement to perform Security Services as defined and detailed further below.

WHEREAS, according to Texas Occupations Code Title 10 Section 1702.108, A person acts as a guard company for the purposes of this chapter if the person engages in the business of or undertakes to provide a private watchman, guard, or street patrol service on a contractual basis for another person to: (1) prevent entry, larceny, vandalism, abuse, fire, or trespass on private property; (2) prevent, observe, or detect unauthorized activity on private property; (3) control, regulate, or direct the movement of the public, whether by vehicle or otherwise, only to the extent and for the time directly and specifically required to ensure the protection of property; (4) protect an individual from bodily harm including through the use of a personal protection officer; or (5) perform a function similar to a function listed in this section.

WHEREAS, OPS Inc. will provide specified security services in a specified geographical location for Client (hereinafter referred to as "Specified Security Services" and further defined in Clause 1: "Scope of Services") in exchange for good and valuable consideration, the sufficiency of which is hereby acknowledged and detailed below,

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

- 1. Scope of Services:** OPS Inc. agrees to only provide the Specified Security Services for the Client as laid out in Exhibit A of this Agreement and no other services. Exhibit A is incorporated here by reference ("Specified Security Services").
- 2. Term:** This Agreement shall commence on September 1, 2026, and shall continue until TBD, unless otherwise terminated as provided in this Agreement.
- 3. Payment:** Initial payment shall be made in advance of any Specified Security Services. Every subsequent payment shall be made NET 10 following the initial payment, to the address set forth below, or as otherwise specified in writing by OPS Inc. Client specifically understands and acknowledges that failure to make timely payment may

subject Client to a 10% additional payment penalty per month for any payment(s) in arrears, termination of this agreement by OPS Inc., and the forwarding of any unpaid invoices to a third-party collections agency.

- 4. Termination:** Either party may terminate this Agreement upon thirty (30) days written notice to the other party. In the event of termination, OPS Inc. shall be entitled to payment for services performed through the date of termination.

If Client fails to make timely payment to OPS Inc. pursuant to this Agreement, OPS Inc. reserves the right to terminate this Agreement upon three (3) days written notice to Client.

Client specifically understands that if anything regarding this Agreement, including but not limited to the Specified Security Services, is deemed to be more risky, dangerous, or requires additional resources by OPS Inc., to be determined in OPS Inc.'s sole discretion, then OPS Inc. reserves the right to immediately terminate this Agreement upon written notice to Client.

- 5. Warranties and Representations:** OPS Inc. represents and warrants that it has the right to enter into this Agreement and to provide the Specified Security Services set forth in this Agreement. Client represents and warrants that it has the right to occupy and use the Premises, and that the Premises will be used in a lawful manner.

Client further represents and warrants that it has hired OPS Inc. to perform the Specified Security Services only and Client will abide by OPS Inc. judgment, in OPS Inc. sole discretion, if additional guards or safety precautions are needed for the proper execution of Specified Security Services, all at Client's additional expense. Client specifically understands that failure to abide by OPS Inc.'s judgment may result in immediate termination of this Agreement pursuant to Paragraph 4 of this Agreement.

- 6. Indemnification:** To the extent allowed by law, Client shall indemnify, defend and hold harmless OPS Inc., its officers, directors, employees, agents, heirs and assigns from and against any and all claims, demands, losses, damages, costs, and expenses (including attorney's fees) arising out of or in connection with the Client's use and occupancy of the Premises, except to the extent such claims, demands, losses, damages, costs, and expenses are caused by the gross negligence or intentional misconduct of OPS Inc., its officers, directors, employees, agents or assigns.

- 7. Limited Liability:** Client agrees that in no event shall OPS Inc., its directors, officers, employees, heirs or assigns, agents or affiliates, be liable for any indirect, special, incidental, consequential, punitive, or exemplary damages, including without limitation, property damage, damages for loss of profits, or business interruption, even if advised of the possibility of such damages.

- 8. Changes to Agreement:** Any changes to this Agreement shall only be validated by written amendments to this Agreement and signed by all the parties and duly witnessed and dated in a like manner to the below.

9. Confidentiality: "Confidential Information" means any and all information, regardless of the form or medium, that is disclosed or made available by OPS Inc. to Client and which is not generally known to the public, including but not limited to, trade secrets and any personal information related to OPS Inc., its owners, employees, and independent contractors. Client agrees that it will not, without the prior written consent of OPS Inc., directly or indirectly, use, disclose, or permit the use or disclosure of any Confidential Information. Client agrees to take all reasonable measures to protect the confidentiality of the Confidential Information. Client acknowledges that any breach of this confidentiality clause may cause irreparable harm to OPS Inc. and that monetary damages may not be sufficient to remedy such harm. Accordingly, OPS Inc. may be entitled to seek injunctive relief or other equitable remedies, in addition to any other rights or remedies available at law.

10. No Assignability: Client shall not assign or transfer any of its rights or obligations under this Agreement, in whole or in part, without the prior written consent of OPS Inc., which consent may be withheld in OPS Inc.'s sole discretion. Any attempted assignment or transfer in violation of this provision shall be null and void. OPS Inc. may assign this Agreement, in whole or in part, to any person or entity without the prior written consent of the Client.

11. No Obligation: OPS Inc. is under no obligation, express or implied, to provide any security services beyond the Specified Security Services specifically set forth in this Agreement. OPS Inc. shall not be liable for any losses, damages, or claims arising from any failure to provide security services beyond the Specified Security Services in this Agreement, or for any delays, interruptions, or other problems that may arise in connection with the provision of such services. The Client acknowledges and agrees that it is solely responsible for assessing and managing its own security risks and for taking any necessary measures to mitigate such risks.

Nothing in this Agreement shall be construed to suggest that OPS Inc., its employees, agents, or security guards are compelled, required, contracted, or willing to protect the life, lives, and/or property of persons unless specifically listed in Exhibit A of this Agreement.

12. Force Majeure: In the event OPS Inc. is unable to perform its obligations under the terms of this Agreement because of acts of God, strikes, natural disasters, pandemic, epidemic, or other causes reasonably beyond OPS Inc.'s control, OPS Inc. shall not be liable for damages to Client for any damages resulting from such failure to perform or otherwise from such causes.

13. Texas Law; Arbitration: This Agreement shall be governed and construed under the applicable laws of the State of Texas. The parties hereto agree that any claim

of violation of this Agreement or arising out of or related to this Agreement shall be resolved finally through binding arbitration before a neutral, mutually selected arbitrator, pursuant to the procedural rules of the American Arbitration Association. The prevailing party in any such dispute shall be entitled to an award of fees and costs, including attorneys' fees, as well as all other available forms of monetary relief or damages, limited to those not strictly prohibited by this Agreement.

14. Severability: Any paragraph/provision under this Agreement determined to be void or illegal under applicable law of the State of Texas shall be deemed severable, and all other provisions of this Agreement shall remain in full force and effect.

15. Binding Effect: This Agreement and all provisions herein shall bind the parties hereto and their respective trustee(s), heir(s), successor(s), executor(s), administrator(s), assign(s), and legal representative(s) for as long as this Agreement lasts (refer to Paragraphs 2 & 4 related to "Term" & "Termination").

16. Titles and Headings: Titles and headings contained in this Agreement are for convenience only and shall not affect the construction of any provision of this Agreement.

17. No Force or Duress: Client confirms and acknowledges that it agrees to all terms of this Agreement and Client's decision to agree to the terms of this Agreement has been made knowingly and voluntarily, and in the absence of force or duress.

18. Complete Understanding of the Agreement by Client: Client hereby specifically acknowledges that it has read this Agreement in its entirety, has understood this Agreement in its entirety, and has been advised to seek the advice of independent legal counsel in the review and signing of this Agreement.

19. Digital Signature will Suffice. The parties agree that this Agreement may be executed and delivered by electronic signatures and that the signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties, whether written or oral, relating to the subject matter of this Agreement.

Client's Signature

Date

OPS Inc.
Authorized Signatory

Date

EXHIBIT A (Specified Security Services)

Job Location:	4015 Avenue Q, Galveston, TX 77550 7626 Broadway, Galveston TX, 77554
Dates/Times:	4 armed for 4-8 weeks and as needed throughout the academic year (Academic calendar schedule: September 1, 2026, to August 31, 2027) 5 days a week, Monday to Friday 7am to 3pm (8hrs.) – 2 guards 3pm to 11pm (8hrs) – 2 guards Coverage during various holidays such as but not limited to: Thanksgiving, Christmas, and Spring Break
Location Contact:	Van Patterson
Contact Telephone:	Vpatterson@gc.edu (409) 944-1205
Payment Terms:	Zelle; Wire Transfer (Strictly NET 10)
Rate (U.S. Dollars):	Hourly Rate: \$35.86 Total Hours per Day: 32 hours (4 guards × 8 hours) Daily Rate: \$1,147.52 Weekly Rate: \$5,737.60
Uniform:	Provided
Guard Details:	Armed Guard
Job Details:	Security guard will provide a visible deterrent for crimes against the client’s protection and property.

Discuss and Consider the Health Sciences Education Center (HSEC) Project Including,
but not Limited to Contemplated Litigation

The Committee will adjourn to executive/closed session. Following executive/closed session, the Facilities Committee will determine a recommendation to the Board of Regents regarding the Health Sciences Education Center (HSEC) Project including but not limited to contemplated litigation.

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Staff is requesting Board approval to allow President Myles Shelton to execute a new contract with OPS Inc. Security Services that would have a term ending on August 31, 2027, at which time another request would be brought to the board for consideration.

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NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

- 1. Scope of Services:** OPS Inc. agrees to only provide the Specified Security Services for the Client as laid out in Exhibit A of this Agreement and no other services. Exhibit A is incorporated here by reference ("Specified Security Services").
- 2. Term:** This Agreement shall commence on September 1, 2026, and shall continue until TBD, unless otherwise terminated as provided in this Agreement.
- 3. Payment:** Initial payment shall be made in advance of any Specified Security Services. Every subsequent payment shall be made NET 10 following the initial payment, to the address set forth below, or as otherwise specified in writing by OPS Inc. Client specifically understands and acknowledges that failure to make timely payment may

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13. Texas Law; Arbitration: This Agreement shall be governed and construed under the applicable laws of the State of Texas. The parties hereto agree that any claim

of violation of this Agreement or arising out of or related to this Agreement shall be resolved finally through binding arbitration before a neutral, mutually selected arbitrator, pursuant to the procedural rules of the American Arbitration Association. The prevailing party in any such dispute shall be entitled to an award of fees and costs, including attorneys' fees, as well as all other available forms of monetary relief or damages, limited to those not strictly prohibited by this Agreement.

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15. Binding Effect: This Agreement and all provisions herein shall bind the parties hereto and their respective trustee(s), heir(s), successor(s), executor(s), administrator(s), assign(s), and legal representative(s) for as long as this Agreement lasts (refer to Paragraphs 2 & 4 related to "Term" & "Termination").

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18. Complete Understanding of the Agreement by Client: Client hereby specifically acknowledges that it has read this Agreement in its entirety, has understood this Agreement in its entirety, and has been advised to seek the advice of independent legal counsel in the review and signing of this Agreement.

19. Digital Signature will Suffice. The parties agree that this Agreement may be executed and delivered by electronic signatures and that the signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties, whether written or oral, relating to the subject matter of this Agreement.

Client's Signature

Date

OPS Inc.
Authorized Signatory

Date

EXHIBIT A (Specified Security Services)

Job Location:	4015 Avenue Q, Galveston, TX 77550 7626 Broadway, Galveston TX, 77554
Dates/Times:	4 armed for 4-8 weeks and as needed throughout the academic year (Academic calendar schedule: September 1, 2026, to August 31, 2027) 5 days a week, Monday to Friday 7am to 3pm (8hrs.) – 2 guards 3pm to 11pm (8hrs) – 2 guards Coverage during various holidays such as but not limited to: Thanksgiving, Christmas, and Spring Break
Location Contact:	Van Patterson
Contact Telephone:	Vpatterson@gc.edu (409) 944-1205
Payment Terms:	Zelle; Wire Transfer (Strictly NET 10)
Rate (U.S. Dollars):	Hourly Rate: \$35.86 Total Hours per Day: 32 hours (4 guards × 8 hours) Daily Rate: \$1,147.52 Weekly Rate: \$5,737.60
Uniform:	Provided
Guard Details:	Armed Guard
Job Details:	Security guard will provide a visible deterrent for crimes against the client’s protection and property.

Review and Consider Design (Architectural & Engineering Services) Proposal from Creole Design for Student Housing Along 41st Street

Staff requests approval of the proposal from Creole Designs for Architectural and Engineering Services for the proposed new student housing, and to authorize the President to execute the contract. The proposal is for Architectural Drawings, Structural Drawings, and MEP Drawings. The scope of work will include site plans, floor plans exterior elevations, roof plan, window and door schedules, electrical plans, interior details, wall sections, cross sections and an exterior detail sheet. If approved, the total cost of the proposal is \$58,720 and the funding source will be institutional funds. A breakdown of the cost is included in the table below.

Cost Summary

Architectural Drawings	\$33,577
Structural Drawings	\$13,143
MEP Drawings	\$12,000
Total	\$58,720

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the proposal from Creole Design for Student Housing Along 41st Street.



DESIGN AGREEMENT

April 8, 2026

Dr. Myles Shelton - President
Galveston College
4015 Avenue Q
Galveston, TX 77550

Re: student housing – design proposal – 2105, 2223 and 2203 41st Street, Galveston, Texas 77550

Dear Dr. Shelton,

Thank you for contacting Creole Design regarding the design of new student housing at 2105, 2223 and 2203 41st Street. I would like to submit the following proposal:

❖ **Architectural drawings:**

- Custom units:
 - 2 story unit - approximately 1,904 sq.ft. @ \$6.50/sq.ft. based on the framed area - \$12,376.00
 - 3rd floor option – approximately 954 sq.ft. @ \$6.50/sq.ft. - \$6,201.00
 - 6 repeats @ \$2,500/repeat - \$15,000

Approximate total amount due for architectural drawings: \$33,577.00

The scope of our work will be as follows:

- architectural drawings:
 - Site plan
 - Floor plans
 - Exterior elevations
 - Roof plan
 - Window and door schedules
 - Electrical plans
 - Interior details
 - Wall sections
 - Cross sections
 - Exterior detail sheet

Any revisions to the drawings after the floor plans are approved by the Client will be charged at \$200.00/hour for Principal's time, and at \$110.00/hour for AutoCAD work.

Client will receive 2 sets of final prints. Additional sets of plans requested by the client will be billed according to the size and number of pages.

505 MERRILL ST., HOUSTON, TX 77009
713 880-3158 FAX: 713 880-4416

Invoicing and Payment:

- 25% deposit (\$8,394.25) due upon execution of this agreement
- 25% due upon completion of the floor plans
- 25% due upon completion of the elevations
- Balance due when the drawings are ready to be submitted for engineering

❖ **Structural drawings** (by others) –

- 2 story unit: 1,904 sq.ft. @ \$1.50/sq.ft. - \$2,856.00
- 3 story unit: 2,858 sq.ft @ \$1.50/sq.ft. - \$4,287.00
- 6 repeats @ \$1,000/repeat - \$6,000.00
- Estimated total \$13,143.00

❖ **MEP drawings** (by others) – estimated price \$12,000 – based on 4- 2 story units and 4 – 3 story units

Price does not include ADA plans and permits, civil plans (drainage), City of Galveston permit fees and permitting.

No representations and warranties are made as to conformity with covenants, deed restrictions, or other possible legal restrictions affecting Client's property.

The drawings, including, but not limited to, plans, details, specifications, renderings, and marketing plans shall remain the exclusive property of Creole Design, LLC. Client's right to use of same is conditioned and limited to a one-time use to construct per the description and location of the project in the proposal. It is further understood by client that if client uses the same or similar plans at another location, without prior written consent of Creole Design, LLC and compensation to Creole Design, LLC then we will consider this a violation of Creole Design, LLC ownership and subject to legal action.

If these terms are acceptable to you, please sign where indicated below and return the signed proposal to our office.

Sincerely,



Sam Gianukos
Creole Design, LLC

Accepted: _____
Dr. Myles Shelton

Date: _____

Review and Consider Design (Architectural & Engineering Services) Proposal from Creole Design for Student Housing Along 41st Street

Staff requests approval of the proposal from Creole Designs for Architectural and Engineering Services for the proposed new student housing, and to authorize the President to execute the contract. The proposal is for Architectural Drawings, Structural Drawings, and MEP Drawings. The scope of work will include site plans, floor plans exterior elevations, roof plan, window and door schedules, electrical plans, interior details, wall sections, cross sections and an exterior detail sheet. If approved, the total cost of the proposal is \$58,720 and the funding source will be institutional funds. A breakdown of the cost is included in the table below.

Cost Summary

Architectural Drawings	\$33,577
Structural Drawings	\$13,143
MEP Drawings	\$12,000
Total	\$58,720

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the proposal from Creole Design for Student Housing Along 41st Street.



DESIGN AGREEMENT

April 8, 2026

Dr. Myles Shelton - President
Galveston College
4015 Avenue Q
Galveston, TX 77550

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Sincerely,



Sam Gianukos
Creole Design, LLC

Accepted: _____
Dr. Myles Shelton

Date: _____

Update on Other Facilities Projects

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