



2018 COM Bond Advisory Committee Meeting #3 Minutes

The Bond Advisory Committee met Tuesday, May 22, 2018, to discuss the long range master plan and will ask you to help College of the Mainland make decisions that will positively impact the college and the community. Below are details regarding what was discussed:

- Welcome from Dr. Warren Nichols, President of College of the Mainland (COM)

Facility Tours

- Mary Ann Amelang, Associate Vice President of Institutional Advancement, and Dr. Carla Boone, Dean of Workforce and Continuing Education, led tours to the Math & Science building and the Tech-Voc building. The tours allowed guests to see the condition of the buildings on campus.

Overview: COM Long Range Facility Master Plan – Alan Stilts, PBK Architect

- The Facility Master Plan mirrors the needs identified in the Academic Master Plan.
- Stilts gave an update on the maintenance projects that are underway at the college. Work is progressing on a metal building off Monticello that will initially be used as the book store and then will revert to a storage building for the facilities department.
- Continue to work on the Physical Education building which is being converted into a multi-purpose center and soon will start on renovations to the Student Center. All of the exterior bricks will be removed and replaced.
- The building will become more energy efficient with a better exterior and new roofs. A new chemistry lab is forthcoming and crews also are replacing underground utilities.
- Stilts said he's like to see the Student Center be a place where students can socialize and utilize.
- First time he came to campus, Stilts said he saw the vents coming off the Student Center building. "As an architect that's not what you want to see."
- New construction for College of the Mainland included in a possible bond includes include a new STEM (Science, Technology, Engineering and Mathematics) and Allied Health building.
- "Everything is reactive to the Academic Master Plan and the needs of the students. The first phase is to respond to that Academic Master Plan."
- Another new addition on campus would be a next generation learning facility – Industrial Careers Building. Once built, programs currently residing in the Tech-Voc building, such as PTEC, would be moved here. The proposed new buildings also would require a Physical Plant expansion in order to bring the new buildings online.
- The Tech-Voc building would require about \$14 million in maintenance repairs. That is where it starts to become not cost effective. The Tech-Voc building would eventually be demolished but not before being used to house the police department and other employee offices.
- The original plan was to build a new Welcome Center next to student center. However, right now when you first come onto campus, the first building you see is the Administration Building and that is where students go first.





College Of the Mainland Plan to Advance Student Success

- We are looking at welcome as a one-stop shop. Since first looking at this project in 2016, the thought was to make about \$4 million in improvements to the admin building. That has changed and instead the admin building would be demolished to make way for a two-story Student Success Building. Everything about for the bond program centers on the students. The new Student Success Center would be a one-stop shop for students' enrollment, financial aid, advising ... - all under one roof.
- The second story of the building would be the administration suites as well as offices currently housed in the Appomattox Square offices.
- Offices in the current Administration Building would temporarily move to the Tech-Voc building.
- Other upgrades include addition and renovation of the Fine Arts Building, Life Cycle Technology Upgrades (like fiber optics) and the demolition of the current Police Department, Tech Voc and Administration buildings.
- After the demotion of the Tech-Voc Building, the area would be able to accommodate the construction of a true Academic Center.

Overview: Bond Process + Initial Considerations – Dr. Warren Nichols and Alan Stilts

- There has been a collaborative process between COM administration, PBK, stakeholders and end-users.
- The initial project was determined by reviewing the college needs, Academic Master Plan and required priority maintenance projects.
- New buildings to be considered include: New STEM/Allied Health Building, New Industrial Careers Building, New Student Success Building
- Additions and Renovations include: Physical Plant Expansion, Fine Arts Building Theater Addition and Renovation, Life Cycle and Technology Upgrades
- Scheduled buildings for Demolition: Police Station, Tech Voc Building, Administration and Enrollment Center

Questions & Answers

Mr. Floyd: What renovations will be done to the Learning Resource Center on campus?

Stilts: It will be renovated but not in this current phase.

Mr. Amato: Is there was a timeline for improvements to the LRC?

Stilts: Depends on when the bond is passed. This room (the auditorium where Tuesday's meeting was held) is one we were hoping to update.

Dr. Nichols: The administration certainly recognizes that there is work to be done with LRC that encompasses the auditorium and library. The first floor is the library, second floor consists of study rooms and the third floor are classrooms. They need some work but it's functional.

Mr. McGarvey: I like the way you tied (building proposal) into the Academic Master Plan except when it comes to fine arts. Is that really in the Academic Master Plan?

Dr. Nichols: Even when we talked about workforce needs, there always was a need for critical thinking skills and liberal arts is an effective skill. This is a component of AMP.

Mr. Floyd: This is used by the community a lot. It'll be a good selling point.

Dr. Nichols: This is more than people getting a job. It's about increasing community diversity and community welfare. College of the Mainland needs to be that place.





College Of the Mainland Plan to Advance Student Success

Mr. Boix: What about the seniors?

Dr. Nichols: There are no plans to bring the Lifelong Learning Center back to the campus. We are looking at immediate needs of the community. Let's take care of priority No. 1 first.

Stilts: This all about the Academic Master Plan and the students. He said COM and PBK are still vetting all the buildings. The need of the community changes due to growth. Right now probably we're looking at around \$150 million and \$170 million.

Student Elizabeth Urban– What about day care?

Nichols: Long term we don't know what the future is of the day care. We have to determine is it a good use for our funds.

Ms. Bowie: This group is not diverse enough to get the bond passed. (attendees are mainly from Texas City)

Mr. McGarvey: It's come up and we need to solve it.

Trustee Don Gartman: This is an advisory committee. I think we need to have one, two, three massive meetings. They have to see what you're talking about.

Mr. McGarvey: What is the timeline?

Dr. Nichols: If we get all the numbers, we'll take it to the Board of Trustees in June or July. The bond would be in November.

Elizabeth Urban: Are we running on schedule or running behind with the current construction projects?

Stilts: The only thing running behind is the metal building but we should get caught up pretty soon.

Urban: I hope this all passes. I think it'll be amazing.

Mr. Gartman: Can you line out community campaign?

Ryan Gregory with The Educated Vote: It's not uncommon to see a group like yourself come into this. There will be a significant effort to formulate like meetings in each of the ISDs, direct mail & social media.

Mr. Gartman: Will there be any kind of survey?

Gregory: There already has been a survey, and we will present the survey results at the next meeting (June 5 at Texas City-La Marque Chamber of Commerce).

Mr. Floyd: Was the survey just of our taxing district?

Gregory: Yes

Gregory: At the next meeting we will have specific information on what this bond will be.

Boix: It would be nice to have a one-pager so we can promote this; like an informational sheet and promotional sheet.

Gregory: All of that will be prepared once we know what is in the bond.

Thank you to everyone who attended. Please make plans to attend our next meeting at United Way Galveston County Mainland on Tuesday, June 5 at 6 p.m.

