

MINUTES OF THE BUILDINGS AND GROUNDS COMMITTEE MEETING
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT
July 22, 2003

The Buildings and Grounds Committee Meeting of the Board of Regents of the Del Mar College District opened in the Isensee Board Room, Harvin Student Center, Del Mar College East Campus, 101 Baldwin, Corpus Christi, Texas, at 11:24 a.m. on Tuesday, July 22, 2003, with the following present:

From the Committee:

Mr. Gabe Rivas, Chairperson; Mrs. Chris Adler, Mrs. Minnie Arriaga, Dr. Haysam Dawod, Olga Gonzales, Mr. Bill Martin, Mrs. Dorothy Spann, Mr. Guy Watts, and Ms. Beverly Winters.

From the College:

Dr. Gustavo Valadez Ortiz, President; Mr. José Alaniz, Vice President, Business and Finance; Mr. Rudy Duarte for Mr. José Rivera Vice President of Student Development and Community Learning; Ms. Claudia Jackson, Assistant to the President for Community Relations; Mr. John Johnson, Internal Auditor; Mrs. Vickie Natale, Dean of Administrative Services; Ms. Barbara Riley, Executive Administrative Assistant to Vice President of Business and Finance; and other administrators, faculty, and staff.

From the Attorney's Office:

Mr. Stephen Hilmy.

Others:

Mr. Bill Wilson and Mr. Dan Talley, WKMC Architects; and other interested citizens.

Mr. Gabe Rivas, chairperson of the Buildings and Grounds Committee, presided and called the meeting to order. With a quorum present, he requested a moment of silence.

Under Public Comments, Mr. Guy Watts commented on his proposal to construct a Community Leadership Conference Center at the head of Dicianna Drive if bond monies are available. He encouraged Board members to support his proposal.

Mr. Richard Pittman, 14325 Caribe, speaking on behalf of himself and as a businessman, asked the Committee to make a commitment to spend the bond monies locally.

No one else signed up or requested to address the Committee.

The first item of business was the approval of minutes.

Mrs. Dorothy Spann made a motion, seconded by Mr. Bill Martin, to approve the minutes of the July 8, 2003, and July 15, 2003, minutes of the Building and Grounds Committee meetings. The motion carried by unanimous vote.

The next item was related to the selection of an architect for the Industrial Education Complex project. Mr. Rivas explained the process and their use of evaluation teams for the selection of architects and engineers for the three projects.

Mrs. Adler, along with Dr. Dawod and Mr. Martin, served on the team of 13 for the Industrial Education Complex. She provided a brief summary of their review of qualifications and subsequent interviews. Mrs. Adler reported that it was the consensus of the evaluation team to recommend the firm of Kell-Munoz.

Mr. Martin made a motion to recommend that the firm of Kell-Munoz be selected as the project architect for the Industrial Education Complex project. After a brief discussion, Mrs. Spann seconded the motion, and called the question. The motion carried with Adler, Arriaga, Dawod, Gonzales, Martin, Rivas, and Spann voting in favor; none opposing; and Watts abstaining.

Mr. Martin pointed out that the same process was used by the evaluation team for the selection of an engineer for the Central Plant project.

Mr. Martin made a motion, seconded by Ms. Winters, to recommend approval of the evaluation team's recommendation to select the firm of Stridde, Callins & Associates, from Corpus Christi, for the East Campus Central Plant Expansion project; and the firm of Carter-Burgess, Inc., from Houston for the West Campus Central Plant Expansion project.

Mr. Watts requested that the projects be voted on as separate items, and after legal counsel advised that it could be done, and Mr. Rivas agreed.

The recommendation to select the firm of Carter-Burgess, Inc., as project engineer for the West Campus Central Plant Expansion project carried with Adler, Arriaga, Gonzales, Martin, Rivas, Spann, and Winters voting in favor; Dawod opposing; and Watts abstaining.

The recommendation to select the firm of Stridde, Callins & Associates as project engineer for the East Campus Central Plant Expansion project carried by unanimous vote of those present.

A lengthy discussion followed on the process used by the evaluation team, and the selection of out-of-town firms versus local firms.

Mrs. Gonzales reviewed the process the evaluation team used for the selection of project architect for the South Campus Development project, and reported that the team recommends the firm of Kell-Munoz. Some Committee members expressed concern that a local firm was not selected for this project, and others expressed their satisfaction with the fairness of the established procedures, which resulted in the same firm being selected.

Mrs. Spann made a motion to accept the findings of the evaluation team for the South Campus Development project, and recommended the selection of the firm of Kell-Munoz. Mrs. Gonzales seconded.

A lengthy discussion followed. A few Committee members asked that more information be included in the recommendations by the teams.

With no further discussion, the recommendation to select the firm of Kell-Munoz as project architect for the South Campus Development project carried, with Arriaga, Gonzales, Martin, Rivas, Spann, and Winters voting in favor; Adler and Dawod opposing, both commenting that a local firm could have done the job; and Watts abstaining.

Mr. Rivas informed the Committee that they could set different criteria for the review process. A brief discussion followed.

Related to the next item, Mr. Watts made a motion to approve construction of a Community Leadership Conference Center at the head of Dicianna Drive if bond monies become available. Dr. Dawod seconded for discussion purposes. Mr. Watts reviewed the role for the Center, and several Committee members expressed a need for remaining bond monies to be used elsewhere instead of another building. Mrs. Spann suggested using existing property for the purpose of the proposed Center.

Mr. Watts asked that the issue be tabled until the College president could meet with the deans and the architect to determine specific needs.

Mrs. Gonzales made a motion to table the issue subject to administration and the architect meeting and reporting back to the Committee with faculty needs for academic programs. The motion carried by unanimous vote.

The next item on the agenda was related to consultant selections for the bond program. Mr. Dan Talley reported that RFQs for project architect for the Health Science Center and the Emerging Technologies Center would be solicited on August 3rd, and responses were due by September 3rd. Recommendations were scheduled to be presented to the Committee on October 7th, and to the Board for approval on October 14th. A contract would then be negotiated and presented to the Board for approval on November 12th.

Mrs. Gonzales made a motion, seconded by Mrs. Spann, to approve the solicitation of RFQs for the Health Science Center and the Emerging Technologies Center. The motion carried by unanimous vote.

Mr. Talley requested that the Committee approve the addition of Dr. Lee Sloan and Mr. Bud Harris to the evaluation teams for Civil Engineering and Geotechnical Services.

Dr. Dawod made a motion, seconded by Ms. Winters, to include Dr. Lee Sloan

and Mr. Bud Harris to the evaluation teams for Civil Engineering and Geotechnical Services. After a brief discussion, the motion carried by unanimous vote.

Mr. Alaniz reviewed a request by FEMA to sublease the Albertson's building for a two-month period, and then on a month-to-month basis, not to exceed 120 days. He reported that after conferring with the architect and legal counsel, he approved the rental request and signed an emergency lease agreement in order to allow FEMA to set up and begin work immediately.

Mrs. Adler made a motion, seconded by Dr. Dawod, to accept the lease agreement with FEMA. After a short discussion, Mrs. Adler called the question.

Mr. Hilmy advised that the motion should be amended to read that the Committee would ratify the contract already signed. He also pointed out that one clause in the agreement gives FEMA the right to make alterations. He suggested adding the words "with written agreement." Mr. Alaniz clarified that FEMA had provided an upgrade to the electrical components for communications, which would remain in the building after FEMA's departure, but was not expecting FEMA to make any other alterations.

Mrs. Adler accepted the rewording of the motion to ratify the contract with FEMA. Dr. Dawod seconded and the motion carried by unanimous vote.

Under Calendaring, the Committee was reminded of the Buildings and Grounds Committee meeting scheduled for 11:00 a.m., before the Regular meeting on August 12, 2003.

With no further business, the meeting adjourned at 12:32 p.m.