

MINUTES OF THE BUILDINGS AND GROUNDS COMMITTEE MEETING  
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT  
October 18, 2005

The Buildings and Grounds Committee meeting of the Board of Regents of the Del Mar College District convened in the Assembly Room, Center for Economic Development, Del Mar College South Annex, 3209 S. Staples St., Corpus Christi, Texas, at 10:12 a.m. on Tuesday, October 18, 2005, with the following present:

From the Committee:

Mr. Bill Martin, Chairperson; Mrs. Minnie Arriaga, Mr. Bill Chriss, Dr. Haysam Dawod (10:16), Mrs. Olga Gonzales, Mr. Trey McCampbell, Mr. Gabe Rivas, and Mr. Guy Watts (10:25).

From the College:

Dr. Carlos Garcia, College President; Mr. John Johnson, Director of Fiscal Services for Mr. Jose Alaniz, Vice President, Business and Finance; Dr. Rosie Garcia, Interim Vice President of Instruction; Mr. Willie Keller, Interim Director of Physical Facilities and Staff Facilitator; Ms. Barbara Kimball, Assistant to the Vice President for Business Services; and other administrators, faculty, and staff.

From the Attorney's Office:

Mr. Augustine Rivera.

Others:

Mr. Bill Wilson and Mr. Dan Talley, WKMC Architects, Inc.

**CALL TO ORDER/QUORUM CALL/MOMENT OF SILENCE/PLEDGE**

Mr. Bill Martin, chairperson of the Committee, presided and called the meeting to order. With a quorum present, he requested a moment of silence, followed by the Pledge of Allegiance. Mr. Martin announced that the Committee would be meeting at this location today because of the scheduled "Open House" for the facility later that evening.

**PUBLIC COMMENTS—3 minutes**

No one signed up or requested to address the Committee.

**PENDING BUSINESS**

Status report on requested information: Mr. Mike Westergren, College's legal counsel, reported that after researching deed records, it was his opinion that the College was successor to the Albertson's property, and as such, has control of the pylon sign. He turned the issue over to the Board's legal counsel, Mr. Augustine Rivera, for finalization. Mr. Trey McCampbell requested that the Committee be informed of the expected date of completion and when the process is final.

**ITEMS OF BUSINESS:**

**(#1) APPROVAL OF MINUTES**

Mrs. Olga Gonzales made a motion, seconded by Mrs. Minnie Arriaga, to approve the minutes of the September 13, 2005, Buildings and Grounds Committee meeting as presented. The motion

carried with Adler, Arriaga, Gonzales, Martin, McCampbell, and Rivas voting in favor; none opposing; and Dawod abstaining. (Dr. Haysam Dawod arrived during the vote.)

**(#2) CHANGE ORDER FOR ADDITIONAL WEST CAMPUS CHILLED WATER PROVISIONS INCLUDING SCOPE, COST, AND AUTHORIZATION TO PROCEED**

Mr. Bill Wilson, coordinating architect, reported that the firm of Bartlett Cocke/Beecroft had submitted a proposal in the amount of \$43,542 to replace the existing chilled water lines adjacent to the Restaurant Management Building on the West Campus. Mr. Wilson stated that the engineers working on the West Campus Central Plant project reviewed the scope of work and agreed with the cost proposal. He requested that the Committee approve a change order to the contract with Bartlett Cocke/Beecroft on the Health Science project to include the utility work. Mr. Wilson noted that \$100,000 was allocated for utility work.

Dr. Dawod made a motion to approve the change order to Bartlett Cocke/Beecroft's contract for the replacement of chilled water lines adjacent to the Restaurant Management Building as presented.

Mrs. Minnie Arriaga asked for an explanation of the contractor's statement that "they assume the College will identify existing utilities." Mr. Wilson informed the Committee that the contractor was assuming that College staff were aware of the location of existing utilities and would mark them for the contractor which is considered routine work. Mr. Trey McCampbell pointed out that the correct total is \$43,559, and not \$43,542.

Dr. Dawod repeated his motion to approve a change order to Bartlett Cocke/Beecroft's contract in the amount of **\$43,559** for the replacement of chilled water lines adjacent to the Restaurant Management Building on the West Campus. Mr. Gabe Rivas provided a second, and the motion carried by unanimous vote of those present.

**(#3) CHANGE ORDER FOR ADDITIONAL WEST CAMPUS DOMESTIC WATER PROVISIONS INCLUDING SCOPE, COST, AND AUTHORIZATION TO PROCEED**

Mr. Wilson reported that the engineers had provided a final price of \$86,421 for the replacement of the domestic water lines on the Industrial Education Complex project, which had been approved by the Committee in June. He pointed out that this amount is an increase of \$15,518 from the initial cost proposal of \$70,903. Mr. Wilson requested approval of the \$15,518 price increase as a change order to Marshall Construction's contract on the Industrial Education Complex project. He pointed out that the increase will be charged against the \$100,000 utility allocation. (Mr. Guy Watts arrived.) Mr. Wilson stated that the utility work was almost complete and he did not anticipate any other problems. All other utility work would be completed within project contracts.

Mr. Rivas made a motion, seconded by Mrs. Gonzales, to authorize the additional \$15,518 for the additional scope of work on the Industrial Education Complex project, and the motion carried by unanimous vote of those present.

**(#4) MODIFICATIONS TO PARKING AREA NORTH OF RICHARDSON AUDITORIUM INCLUDING SCOPE, BUDGET, AND EXPANDING URBAN ENGINEERING'S CONTRACT TO INCLUDE SUCH WORK**

Urban Engineering had previously been selected to provide engineering services on the East Campus. Mr. Wilson reported that, during the course of work on the Richardson Auditorium project, it was discovered that modifications would need to be made to the storm drainage system on the north side, and in that process, portions of the parking lot would be affected. He explained that it would be more advantageous to make the necessary drainage system repairs and repave the area instead of patching those portions and then repaving at a later time. Mr. Wilson

informed the Committee that he had requested a proposal from Urban Engineering to design all improvements that needed to be made related to the parking lot and the drainage connections. They proposed to provide the additional services for \$6,500. Mr. Wilson stated that the construction costs were estimated at \$108,000, which is included in the line item allocation for East Campus parking. He noted that when the engineering design is complete, he will submit the work as a change order or for a separate contract.

Mr. Rivas clarified that the Committee was approving the \$6,500 for the engineering services and not approving the \$108,000, and made a motion to that effect. Mrs. Adler provided a second. Mr. Wilson also clarified for Mrs. Gonzales that the expense reimbursement would be less than \$1,000. The motion carried by unanimous vote of those present.

#### **(#5) STATUS REPORT ON BOND IMPROVEMENTS AND THE BUILDING PROGRAM PLAN**

Mr. Wilson presented aerial photos of the bond improvement projects. He reported on the following:

**East Campus remaining projects:** received Statements of Qualifications from 10 architectural groups; expected to present a recommendation of two firms to the Committee.

**West Campus remaining projects:** contract bids due Friday.

**Closed-out projects (3):** Center for Economic Development—punch list being completed; Graphics and Signage; Central Plant West Campus—operational, finalizing repair work.

**Industrial Education Complex:** portions occupied; progress being made.

**Recent events:** significant spike in costs; construction costs rising due to hurricane and fuel costs; current contracts locked in price; material shortages; next round of project designs to begin soon, with construction bidding to begin in eight or nine months.

A short question and answer session followed on the spreadsheet breakdown for the bond program.

#### **(#6) CALENDARING**

Buildings and Grounds Committee meeting, November 8, 2005; 10:30 a.m.

With no further business, the meeting adjourned at 10:55 a.m.