

MINUTES OF THE BUILDINGS AND GROUNDS COMMITTEE MEETING
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT
March 21, 2006

The Buildings and Grounds Committee of the Board of Regents of the Del Mar College District convened in the Isensee Board Room, Harvin Student Center, East Campus, 101 Baldwin, Corpus Christi, Texas, at 9:30 a.m., on Tuesday, March 21, 2006, with the following present:

From the Committee:

Mr. Bill Martin, Chairperson; Mrs. Chris Adler, Mrs. Minnie Arriaga, Dr. Haysam Dawod (9:50), Mrs. Olga Gonzales, Mr. Trey McCampbell, Mr. Gabe Rivas, and Mr. Guy Watts.

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. Jose Rivera, Vice President of Student Services; 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, with WKMC Architects, Inc.; Mr. Choe, property owner; and other interested citizens.

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

Mr. Bill Martin, chairperson, presided and called the meeting to order at 9:40 a.m. A quorum was present and he requested a moment of silence, followed by the Pledge of Allegiance.

PUBLIC COMMENTS

No one signed up or requested to address the Committee.

PENDING BUSINESS: STATUS REPORT

- (1) Insurance workshop is scheduled to address coverage.
- (2) Review of warranties is on-going; legal counsel may present report at next meeting.
- (3) Transition team is in a continuing process.
- (4) Agreement with Driscoll Foundation for drainage easement is in progress.
- (5) Pat Townsend provided a report on the status of donations at the previous meeting.

ITEMS OF BUSINESS:

(#4) APPROVAL OF MINUTES

Mr. Gabe Rivas made a motion, seconded by Mrs. Olga Gonzales, to approve the minutes of the Buildings and Grounds Committee meetings for February 14, 2006, and February 28, 2006, as

presented. The motion carried by unanimous vote of those present.

(#8) CONSIDERATION OF REQUEST FROM MR. CHOE, OWNER OF PROPERTY AT 3201 S. STAPLES TO ACCESS PROPERTY FROM THE ENTRYWAY LEADING INTO THE CENTER FOR ECONOMIC DEVELOPMENT

Mr. Rivas requested that this agenda item be discussed at this time. College President Carlos Garcia asked that the Board table the item until the College's coordinating architect could meet with Mr. Choe to address some issues and other options. He noted that he would also like both legal counsels to review the situation. Mr. Choe provided a brief description of the location of the entryway he is proposing.

Mr. Trey McCampbell made a motion, seconded by Mr. Rivas, to table the request from Mr. Choe. The motion carried by unanimous vote of those present.

(#2) APPROVAL OF CERTIFICATIONS FOR SUBSTANTIAL COMPLETION OF THE INDUSTRIAL EDUCATION COMPLEX: AUTOBODY BUILDING, AVIATION BUILDING, METALS BUILDING

Mr. Bill Wilson, coordinating architect, reported that the Industrial Education Complex project had been occupied in phases. He stated that approval of substantial completion does not release the contractor of his responsibilities and that punch lists had been established. Mr. Wilson recommended approval of substantial completion and dates for: Diesel Building, August 29, 2005; Metals Building, September 23, 2005; Auto Body Building, November 9, 2005; Aviation Building, December 21, 2005; and Roofing, December 16, 2005. (Dr. Haysam Dawod arrived.)

Mr. Rivas made a motion, seconded by Mr. McCampbell, to approve substantial completion of the Industrial Education Complex as presented. Mr. Rivas invited everyone to tour the facilities, and then the motion carried with Adler, Arriaga, Gonzales, Martin, McCampbell, Rivas, and Watts voting in favor; none against; and Dawod abstaining.

(#3) APPROVAL OF CERTIFICATION OF SUBSTANTIAL COMPLETION OF THE INDUSTRIAL EDUCATION COMPLEX: ROOFING OF ALL BUILDINGS

Mr. Wilson reported that they had a manufacturer's product failure and that the contractor had corrected the problem. Acceptance of substantial completion as presented would establish the date of December 16, 2005, for warranties.

Mr. Guy Watts made a motion, seconded by Mrs. Chris Adler, to approve substantial completion of the Industrial Education Complex roofing of all buildings as presented, and the motion carried by unanimous vote of those present.

(#4) APPROVAL OF SITE SIGNAGE FOR SOUTH ANNEX (SOUTH STAPLES PROPERTY) AND WEST CAMPUS

Mr. Dan Talley, coordinating architect, reported that Gensler had made revisions to the signage previously presented, and the project team was in agreement with the revised options. The team recommended Option #8 for the large pylon sign, and Option #5 for the building sign on the building's front and on the Kostoryz Street side. Mr. Talley informed the Committee that the signage for the West Campus was in the development stages.

After a brief discussion, Mr. Trey McCampbell made a motion, seconded by Mrs. Minnie Arriaga, to approve the signage for the South Annex as presented, and the motion carried by

unanimous vote of those present.

(#5) EXPANSION OF BATH AND ASSOCIATES' SERVICES TO INCLUDE COMMISSIONING SERVICES FOR THE RICHARDSON AUDITORIUM

Mr. Wilson informed the Committee that Bath Engineering had previously been selected to provide HVAC commissioning services for the bond projects at a negotiated fee, but that the Richardson Auditorium and other remaining projects had not been included in the scope of services at the time. He requested inclusion of the Auditorium and acceptance of the proposed fee of \$13,745. Mr. Wilson pointed out that the budget for commissioning is \$300,000, and that the fee for the other projects could be negotiated later.

Mrs. Adler made a motion, seconded by Dr. Dawod, to approve the expansion of Bath Engineering's services to include commissioning services for the Richardson Auditorium for the fee of \$13,745 as presented, and the motion carried by unanimous vote of those present.

(#6) SELECTION OF PROJECT TEAMS FOR REMAINING PROJECTS AS IDENTIFIED IN SEPTEMBER 2005

Mr. Talley reported that project teams were being selected for the remaining projects. He reviewed the common team members and the following Board members volunteered:

- Garcia Building/St. Clair Science: Dawod, Martin, McCampbell
- Gymnasium/Aquatics Buildings: Adler, Arriaga, Gonzales, Watts
- Music Building: Arriaga, McCampbell, Watts
- Coleman/Barth/Flato Buildings: Adler, Dawod, Martin
- Other Building Renovations: Arriaga, Dawod, Gonzales, Rivas

(#7) APPROVAL OF CHANGE ORDER #2R ON THE SIDEWALK REPLACEMENT PROJECT FOR BARCOM COMMERCIAL

Mr. Wilson reported that the College had contracted with BarCom Commercial for the sidewalk repairs in the amount of \$149,459. During the course of construction, College representatives identified several other items that needed to be addressed in the amount of \$75,276.96. The change order includes 48 additional days, bringing the completion date to March 21, 2006. Mr. Willie Keller, Interim Director of Physical Facilities, and Mr. Wilson explained the findings and the justification for the additional work. They pointed out that half of the changes were requested by administration that would save time and money if completed at the time, and the other half was needed because of underground conditions.

Mr. Guy Watts made a motion, seconded by Dr. Dawod, to approve Change Order #2R to BarCom Commercial's contract in the amount of \$75,276.96 as presented. Mrs. Arriaga pointed out that there was a mathematical error on the change order, and amended the motion to read as corrected. The motion carried by unanimous vote of those present.

(#9) STATUS REPORT ON BOND IMPROVEMENT PROGRAM

Mr. Wilson provided an update on the bond program: (Mr. Watts left the meeting.)

South Annex: project complete; has been commissioned; retainage will be processed.

Central Plant West: substantially complete.

Industrial Education Complex: substantially complete.

Central Plant East: substantially complete.

Health Science/Emerging Technology Complex: progressing; contractor on schedule.

Public Safety: some concerns— facilities will not be ready for occupancy prior to the fall; contractor presented cost proposal—not realistic to expedite the project; expect to occupy Building A in late August; problems caused by: cost over-runs at the beginning of the project and value engineering had to take place, rainfalls in September, and the drainage ditch issue.

Architect/Engineer contracts: several have not been executed and are being reviewed by the attorney.

Richardson Auditorium: running smoothly; requested price proposals for other items.

Mr. Wilson reviewed the financial information and noted that there was an unprecedented rise in construction costs due to the effects of Hurricane Katrina and the price of fuel. He stated that projects would need to be monitored closely and remain on schedule.

(#10) CALENDARING

April 11, 2006: Meetings of the Buildings & Grounds Committee, Audit Committee, and Policy Committee; schedule to be provided by College President Garcia's office.

April 28, 2006: Insurance workshop.

With no further business, the meeting adjourned at 11:00 a.m.