

MINUTES OF THE BUILDINGS AND GROUNDS COMMITTEE MEETING
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT
April 11, 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 11:30 a.m., on Tuesday, April 11, 2006, with the following present:

From the Committee:

Mr. Bill Martin, Chairperson; Mrs. Chris Adler, Mrs. Minnie Arriaga, Dr. Haysam Dawod, Mr. Trey McCampbell, Mr. Gabe Rivas, and Mr. Guy Watts.

From the College:

Dr. Carlos Garcia, College President; 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:

None.

Others:

Mr. Bill Wilson, with WKMC Architects, Inc., 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 11:30 a.m. A quorum was present and he requested a moment of silence and noted that the Pledge of Allegiance had been recited at an earlier meeting.

PUBLIC COMMENTS

Mr. Bill Lofton, speaking as a certified safety professional and Assistant Director of Environmental Health & Safety at the College, informed the Committee of the previous sump problems at the Richardson Auditorium. He informed them that to correct the root problems, the ice box had to be abandoned as a plenum, which was one of the main reasons for the renovations at the Auditorium. Mr. Lofton stated that this issue was to be resolved during the renovation of the facility, but the work was deleted from the project and emphasized the need for the architect to include it in the scope of work. He reported that an email had been sent to Mr. Bill Wilson, coordinating architect, and that Mr. Kelly White, Director of Environmental Health & Safety, had submitted a Request for Information but had not yet received a response.

PENDING BUSINESS: STATUS REPORT

Upon request to add Mr. Lofton's concerns to the pending business list, Mr. Wilson stated that he would provide a response during his status report.

- (1) Insurance workshop is scheduled to address coverage.
- (2) Review of warranties will be presented by legal counsel.
- (3) Transition team is in a continuing process.
- (4) Agreement with Driscoll Foundation for drainage easement is in negotiation.
- (5) Mr. Alaniz and Mr. Choe will meet to discuss the entryway proposal.

ITEMS OF BUSINESS:

(#1) APPROVAL OF MINUTES

Mr. Gabe Rivas made a motion, seconded by Mr. Trey McCampbell, to approve the minutes of the Buildings and Grounds Committee meetings for March 21, 2006, as presented. The motion carried by unanimous vote of those present.

(#2) ACCEPTANCE OF THE PROPOSAL SUBMITTED BY BARTLETT-COCKE BEECROFT FOR THE AIR CONDITIONING PROGRAM LAB RENOVATIONS, WEST CAMPUS

Mr. Wilson reported that retrofit work had to be accomplished at the Air Conditioning Building in order to move the existing classes out of the T-1 and T-2 buildings so that the Health Sciences Complex could be completed. All bids came in over budget and the low bidder withdrew his bid. All bids were subsequently rejected. The Health Sciences project contractor, Bartlett-Cocke Beecroft, was asked to provide a proposal which they submitted in the amount of \$164,850. He pointed out that the light fixtures and plumbing could be provided by Physical Facilities staff. Mr. Wilson noted that Mr. Jose Alaniz, Vice President of Business and Finance, had provided the Committee with a memo regarding the funding. Mr. Martin pointed out that the proposal was lower than three of the bids without the automotive lab project. Mr. Alaniz recommended that the allocation for the Heldenfel Administration Building project be reduced from \$85,000 to \$45,000, and the Multiservice Center allocation be reduced from \$240,000 to \$140,000. Mr. Alaniz pointed out that the Multiservice Center project had been completed in-house at a cost of \$100,000. Mr. Willie Keller, Interim Director of Physical Facilities, told the Committee that the College could save monies by having staff provide some of the work.

Mr. Rivas made a motion, seconded by Mrs. Chris Adler, to accept the proposal submitted by the firm of Bartlett-Cocke in the amount of \$164,850 for renovations to the Air Conditioning Lab on the West Campus. The motion carried by unanimous vote of those present.

(#2) STATUS REPORT ON BOND IMPROVEMENT PROGRAM

Mr. Wilson reported that he had developed a project close-out report that will be updated on a monthly basis.

Regarding Mr. Lofton's comments, Mr. Wilson stated that the closing of the ice box in the Richardson Auditorium had been part of the project since the beginning, but had been deleted by the project engineer who was unfamiliar with the history. The work was designated as low priority when the project budget was being developed. Mr. Wilson stated that he did inform the architect that the work was definitely a high priority item, and it was put back in the project and will be completed under the contract amount. He told the Committee that there were several other items that would be presented at the next meeting for consideration of inclusion in the project. It was the consensus of the Committee to conduct a walk-thru of the Auditorium in order to make an informed decision on the items that would be requested.

Mr. Wilson continued with an update on the bond program:

Several projects are currently under the design phase: Coleman Center, Barth Learning Resources, Flato Building, Garcia Science/St. Clair Science, and Kinesiology.

Music: In progress.

Mr. Wilson reported that construction prices are rising and he may need to request additional funding. Contingency funds were at \$4.3 million. He reported that current contracts are at fixed rates and the College is

protected against any cost increases on those projects.

(#3) CALENDARING

May 9, 2006; 11:00 a.m.: Buildings & Grounds Committee: discuss issues of remaining items for Richardson Auditorium.

April 25, 2006; 11:30 a.m.: tour of Richardson Auditorium.

April 25, 2006; 12 noon: Insurance workshop.

April 25, 2006: Policy Committee meeting is scheduled.

With no further business, the meeting adjourned at 12:10 p.m.