

MINUTES OF THE BUILDINGS AND GROUNDS COMMITTEE
MEETING OF THE BOARD OF REGENTS OF THE
DEL MAR COLLEGE DISTRICT

June 13, 2006

The Buildings and Grounds Committee meeting of the Board of Regents of the Del Mar College District convened in the Isensee Board Room, Harvin Student Center, Del Mar College East Campus, Baldwin and Ayers, Corpus Christi, Texas, at 10:20 a.m. on Tuesday, June 13, 2006, with the following present:

From the Committee:

Mr. Bill Martin, chair (left at 11:28 a.m.); Ms. Minerva Arriaga, Mr. Bill Chriss (10:35 a.m.), Dr. Haysam Dawod (10:29 a.m.), Ms. Olga Gonzales, Mr. Gabriel Rivas, Mr. Trey McCampbell, and Mr. Guy Watts (10:40 a.m.; left at 11:15 a.m.).

From the College:

Dr. Carlos A. Garcia, Ph.D., College President; Mr. Joe Alaniz, Vice President of Business and Finance; Ms. Claudia Jackson, Assistant to the President for Community Relations; Mrs. Susie Kaspar, Executive Assistant to the President; and other faculty and staff.

From the Attorney's Office:

Mr. Augustin Rivera, Jr.

Others:

Mr. Bill Wilson and Mr. Dan Talley, WKMC Architects, Inc.; Mr. David Richter and Ms. Elizabeth Chu Richter, Richter Architects; Mr. John Dykema, Dykema Architects, Inc.; and Ms. Brooke Sween-McGloin and associates, McGloin+Sween.

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

Mr. Martin called the meeting to order, and there being a quorum present, requested a moment of silence, followed by recitation of the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

PENDING BUSINESS

The Board reviewed items on the "Status Report on Requested Information." Mr. Alaniz reported that Item 5 (convenience store request) would be addressed in the agenda. Regarding Item 6 (questions regarding stain on Richardson Performance Hall brick), Mr. Bill Wilson reported that the Board had authorized use of the stain on the brick after the completion of the masonry. He also stated that the cost reduction was taken.

ITEMS OF BUSINESS

1. Approval of Minutes – May 9, 2006

Mr. Rivas made a motion, seconded by Mr. McCampbell, to approve the minutes of May 9, 2006. The motion carried unanimously by those present: Regents Arriaga, Gonzales, Martin, McCampbell and Rivas.

2. Discussion and possible action related to Richter Architects' concept design of the Garcia-St. Clair Project.

Dr. Haysam Dawod arrived at the meeting at 10:29 a.m., Mr. Bill Chriss arrived at 10:35 a.m., and Mr. Watts arrived at 10:40 a.m.

Mr. David Richter and Ms. Elizabeth Chu Richter, Richter Architects, presented the proposed schematic design for the Garcia Building. Mr. Richter explained that the St. Clair Project design will be addressed later.

The Richters stated that their concept for the Garcia Building addressed the need for open circulation, more inhabitable outside spaces, and transparency throughout the building. The design of student common areas included shaded overhangs and an outdoor court area.

The Richters responded to questions by Board members. Discussion continued regarding HAZMAT compliance and construction of a potential greenhouse funded by a U.S. Department of Agriculture initiative.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve Richter Architects' concept design for the Garcia-St. Clair Project. In discussion, Mr. Rivas stated that the approval be conditioned on compliance with the authorized project budget. A roll-call vote was taken and the motion carried unanimously.

3. Discussion and possible action related to Dykema Architects' concept design of the Kinesiology Project.

Mr. Wilson stated that all the architects had been asked to place high priority on creating engaging places for students and that all designs presented accomplish that request.

Mr. John Dykema discussed the design concepts and project schedule for the Kinesiology project. He anticipates the awarding of a construction contract in January 2007 and completion of construction in December 2007.

Mr. Dykema stated that the principal components of the current program include a 5,000-square-foot weight room, a 3,000-square-foot dance studio, new classrooms and various renovations of existing space. Alternate items in the plans include two new racquetball courts, a new running track, exterior space improvements and locker room renovation. He explained that circulation was the major challenge in the project. He then answered questions by the Board.

Mr. Dykema stated that the project is over budget but noted that conformance could be achieved by reducing the size of the dance studio and weight room, and elimination of some of the extras. Other options were discussed, including use of unassigned funds and elimination of site construction, and adding items such as a racquetball court and track at a later time. Mr. Wilson recommended funding from site work funds.

Mr. McCampbell made a motion, seconded by Mr. Watts, to approve the basic total of \$3.6 million and fund the shortage from the site budget at approximately \$200,000. The motion carried unanimously.

Mr. Watts left the meeting at 11:15 a.m.

4. Discussion and possible action related to McGloin+Sween Architects' concept design of the Coleman Center, Barth Learning Resource Center, Flato Building, and Industrial Education Canopies.

Mr. Wilson introduced Ms. Brooke Sween-McGloin, with McGloin+Sween Architects. Ms. McGloin-Sween discussed and reviewed design development documents related to two projects on the West Campus:

Project A – Barth Learning Resources Center Renovations and Industrial Education Building Modifications

Barth Learning Resources Center Renovations

Modifications include the creation of a Student Technology Center, addition of separate group study rooms, modifications to restrooms, addition of accessible egress ramp, and reconfiguration of network and storage areas.

Industrial Education Building Canopies

The project includes development of freestanding canopies with lighting to accommodate night classes, metal panels on steel beams and columns to more efficiently accommodate windstorm requirements, and concrete sidewalk ramp modifications. The cost estimate for three canopies is \$297,000.00.

Project B – Coleman Center and Flato Building

Coleman Center

Ms. Sween-McGloin stated the user group envisioned the Coleman Center as the center of social activity for West Campus, as well as a “one-stop shop” for all student services, including counseling, admissions, financial aid, security office and ID dissemination. Multiple food service locations will be available. Ms. Sween-McGloin provided newly received estimates that placed the work over the original budget; that is, \$2.7 million, or \$1.6 million over the budget of \$1.1 million.

Flato Building

Ms. Sween-McGloin explained that the project includes changes to corridors and expansion of restrooms on the first floor. Second-floor upgrades will include location of cosmetology reception, restrooms and lockers. She stated that the new cost estimate is \$1.4 million, or \$480,000 over the budget of \$920,000.

Mr. Wilson explained that since the cost estimates had not been seen before the Board meeting, they had not been reviewed. He asked for an opportunity to reconcile and validate the new cost estimates before Board action. Mr. Wilson recommended that the Board move forward with Project A but not Project B.

Mr. McCampbell made a motion, seconded by Ms. Arriaga, to approve the concept design for Project A, the Barth Learning Resources Center and canopies at the Industrial Education Building, with the limitation that the cost fall within the budget. Following Dr. Dawod’s inquiry as to whether the cost of gutters was included in the canopy cost estimate, a roll-call vote was taken and the motion carried unanimously.

5. Discussion and possible action related to surveying services for the Garcia–St. Clair Project, Kinesiology Project and various East Campus areas.

Mr. Wilson stated that Urban Engineering was selected for East Campus surveying services and Naismith Engineering was selected for West Campus services. The total fee for Urban Engineering would be \$28,500.00, with a \$3,000.00 discount if all surveying and mapping work are accomplished in all three proposals.

Mr. Chriss made a motion, seconded by Dr. Dawod, to approve contracting with Urban Engineering and Naismith Engineering for surveying services as stated. The motion carried unanimously.

6. Discussion and possible action related to Geotechnical Engineering Services for the Garcia–St. Clair, Kinesiology and Coleman Center projects.

Mr. Wilson presented the proposal by Geotechnical Engineering Services with the following firms on associated projects, with the expectation that they would also provide construction materials testing once the projects begin construction:

Garcia–St. Clair Project – Richter Architects / Kleinfelder, Inc.

Fee: \$4,900.00

Kinesiology Project – Dykema Architects / Rock Engineering and Testing Lab

Fee: \$3,200.00

Coleman Center Project – McGloin+Sween / Fugro Consultants LP

Fee: \$4,645.00

Mr. Rivas made a motion, seconded Dr. Dawod, to approve contracting with Geotechnical Engineering Services for the services stated. The motion passed unanimously.

7. Discussion and possible action related to roofing consulting services for the Garcia–St. Clair, Kinesiology and Coleman Center projects.

Mr. Wilson stated that the College selected two firms to provide roof consulting services for the bond construction projects: Amtech Roofing Consulting, Inc; (design and bid-phase consulting services for all projects) and Porcher, Inc. (construction-phase inspection services on all projects). This item requests expansion of the contractual scope for Amtech to include the following projects:

Garcia/St. Clair Project – Richter Architects

Proposed Fee (Amtech): \$8,350.00

Kinesiology Project – Dykema Architects

Proposed Fee (Amtech); \$6,250.00

Coleman Center Project – McGloin+Sween

Proposed Fee (Amtech): \$6,500.00

Mr. Wilson stated that the services do not include a total roof replacement on any of the projects.

Mr. Chriss made a motion, seconded by Mr. Rivas, to authorize contracting with the stated firms for expansion of roofing consulting services for the Garcia–St. Clair, Kinesiology and Coleman Center projects. The motion passed unanimously.

8. Discussion and possible action related to a change order to finish out the Emerging Technologies Building.

Mr. Wilson explained that the Owner's contingency fund was utilized to fund modifications to the Emerging Technologies Building to achieve Fall 2006 occupancy. He requested an additional \$90,000.00 be funded from the Unassigned Facility Renovations fund to the Owner's contingency fund for additional work

Mr. Wilson responded to questions by the Board. He explained that if the Emerging Technologies Building fund ends up with a positive balance, the College would have the opportunity to reallocate the funds within the bond program.

Mr. Chriss made a motion, seconded by Dr. Dawod, to approve funding of \$90,000.00 to the Owner's contingency fund from Unassigned Facility Renovations. Following discussion, a roll-call vote was taken and the motion passed unanimously.

9. Discussion and possible action related to agreement concerning the Center for Economic Development and adjoining convenience store.

Dan Talley, WKMC Architects, discussed the request of the convenience store owner for overlap of a pick-up drive onto the Center for Economic Development (CED) property. He explained that the disruption to DMC property would be minimal, with the loss in an area that would be landscaped.

Mr. Joe Alaniz stated that the College wants to grant permission for encroachment of the property, and that the convenience store owner has agreed to maintain the property. Property ownership will remain with the College.

Following discussion, it was agreed that the contract will be annual, with an option to renew by the College. Mr. Westergren will provide legal counsel in the matter.

Mr. Martin left the meeting at 11:28 p.m. Mr. Rivas acted as chair in Mr. Martin's absence.

Mr. McCampbell made a motion, seconded by Ms. Arriaga, to authorize the administration to move forward on a written agreement with the convenience store owner. The motion carried unanimously.

10. Discussion and possible action related to WKMC Architects' status report on Bond Improvements and the Building Program Plan.

Mr. Wilson provided a status report on the Bond Improvements and Building Program Plan. He reported that the signage is out to bid. Further, the Health Sciences Complex will be open for classes in Fall 2006. The Public Safety facilities will not make the initial opening but he anticipates opening of classrooms as quickly as possible.

Mr. Wilson responded to questions by the Board. Discussion ensued regarding the College's documentation of performance evaluation for future reference.

11. CALENDAR: Discussion and possible action related to calendaring dates.

11:00 a.m., Tuesday, June 27, 2006 – West Campus

- Tour of West Campus construction
- Buildings and Grounds Committee meeting

ADJOURNMENT

Mr. Rivas adjourned the meeting at 12:38 p.m. and announced that the regular meeting would convene at 1:15 p.m.