

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

July 11, 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 11:40 a.m. on Tuesday, July 11, 2006, with the following present:

From the Committee:

Mr. Bill Martin, chair; Ms. Chris Adler, Ms. Minerva Arriaga, Mr. Bill Chriss (12:40 p.m.), Dr. Haysam Dawod, Ms. Olga Gonzales, Mr. Trey McCampbell, Mr. Gabriel Rivas III, and Mr. Guy Watts.

From the College:

Dr. Carlos A. Garcia, Ph.D., College President; Mr. Joe Alaniz, Vice President of Business and Finance; Mr. Jose Rivea, Vice President of Student Development; Dr. Blanca "Rosie" Garcia, Vice President of Instruction; Ms. Vickie Natale, Dean of Administrative Services; 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, Mr. Dan Talley, and Mr. Herb Morrison, WKMC Architects, Inc.; Mr. John Dykema, Dykema Architects, Inc.; Brooke Sween-McGloin, Ms. Barbara Fineberg and Ms. Connie Rivera, 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

Status Report on Pending Business

Dr. Carlos Garcia reviewed the items of pending business, stating that items 1-3 are in progress, item 4 is complete, and items 5 and 6 will be addressed in Agenda Item 4. Dr. Garcia reported on item 6. He announced that the Board, in partnership with two other community colleges, will

make a presentation to the annual meeting of the Association of Community College Trustees regarding the RFQ assessment developed and utilized by the College. Mr. Martin will serve as moderator during the presentation.

Mr. Martin requested that Mr. Alaniz address the large hole in the parking lot next to the Coles Building and Library.

Dr. Carlos Garcia requested from Bill Wilson an updated list of HUBS and local businesses.

ITEMS OF BUSINESS:

1. Discussion and possible action related to authorizing administration to lease an out-of-district facility to provide information technology back-up site in case of natural disaster.

Mr. Martin reported that a facility in Beeville, Texas had been located to provide payroll, website maintenance and other services in the event of a major disaster.

Mr. Alaniz explained that Prosperity Bank in Beeville has agreed to provide a three-year lease of second-floor bank facilities at a cost of \$18,000.00 per year, which includes electricity and use of bank furniture. Some minor electrical work would need to be performed. Mr. Alaniz and Mr. Chuck Tines discussed the physical and electronic security of the space, which will be designated solely for the college.

Mr. Alaniz responded to questions by the Board concerning distance and length of lease.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to move forward on the lease. The motion passed unanimously.

2. Discussion and possible action related to adding scope and cost to the West Campus Buildings Project.

Mr. Bill Wilson reported that cost increases to the original authorized project construction budget involved an additional \$184,725.00 to the Flato Building (from unassigned renovations). He stated that if the increase had not been approved at the prior Buildings and Grounds Committee meeting, it would need to be included in Agenda Item 2.

Mr. Wilson explained that the item also included a request to add the following:

Additional millwork (Coleman)	\$ 25,332.00
Security office and toilet (Coleman)	37,765.00
Repainting at dining and breezeway (Coleman)	41,860.00
ADA (Elevator access and railings)	8,676.00
Men and women's toilets, first floor (Flato)	122,837.00
Replace roof (Flato)	165,686.00
Replace HVAC - second floor southside (Flato)	<u>85,378.00</u>
TOTAL	\$487,534.00

Funding would be allocated as follows:

Unassigned renovations	46,277.00
Contingency/inflation (<i>corrected in meeting</i>)	441,457.00

Mr. Wilson responded to questions by the Board.

Mr. McCampbell made a motion, seconded by Ms. Arriaga, to approve adding scope and cost to the West Campus Buildings Project as requested. The motion passed unanimously.

3. Discussion and possible action related to adding scope and cost to the Kinesiology Project.

Mr. Wilson explained that the building design concept, along with modifications, were presented by the architects and approved by the Board on June 13, 2006. An additional \$187,411.00 was added to the scope and original project budget of \$3,443,000.00, for a total of \$3,630,411.00.

Mr. Wilson stated that the agenda item requests two additional items to the budget and scope:

Replace existing dehumidifier (Aquatics Center)	80,000.00
Replace carpeting at existing locker room and classroom	<u>20,000.00</u>
TOTAL	\$100,000.00

Mr. John Dykema and Mr. Dan Talley responded to Board questions regarding racketball courts and a track.

Mr. Martin requested a meeting of the Kinesiology Project Team.

Further discussion included the cost of design (\$45,000) and anticipated utilization of racketball courts. Mr. Wilson cautioned the Board regarding paying for design and then choosing not to fund until three years later, necessitating the need for additional design work.

Ms. Arriaga made a motion, seconded by Ms. Adler, to approve the additional scope and cost to the Kinesiology Project with funding in the amount of \$100,000 from the maintenance budget. The motion passed unanimously.

Regent Bill Chriss arrived at the meeting at 12:40 p.m.

Mr. Wilson reported following a brief discussion with Mr. Dykema the Board could

change its path regarding the racketball courts within the next 30 days without impact the project and schedule for the Kinesiology Project.

Mr. Martin asked that a project meeting be scheduled to revisit the issue.

4. Discussion and possible action related to adding scope and cost to the Garcia-St. Clair Project.

Mr. Wilson requested that \$200,000 of minor additional items of cost and scope be added to the project, with funding from unassigned renovation bond funds.

Dr. Dawod made a motion, seconded by Ms. Adler to approve the additional scope and cost of the Garcia project, with \$200,000 in funding from unassigned renovations. The motion passed unanimously.

5. Discussion and possible action related to Amtech's Roofing Consulting Services for the West Campus Buildings Project (Flato Building and Coleman Center).

Mr. Wilson requested a modification of the existing contract with Amtech Roofing pending authorization of re-roofing of the Flato Building:

Previously Authorized Coleman Building (Eliminated);	\$6,500.00
Re-roofing of Flato Building (estimated \$165,686.00)	5% of construction cost

Ms. Adler made a motion, seconded by Ms. Arriaga, to approve the modification to the existing contract with Amtech Roofing Services; the motion passed unanimously.

6. 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 Plan. He reported that he is not optimistic about Zachry-Moorhouse's anticipated substantial completion in late October. The building will be ready for occupancy for Spring 2007 semester.

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

August 8, 2006 (10:00 a.m.) Buildings and Grounds Committee
July 25, 2006 - if necessary

ADJOURNMENT

Mr. Martin adjourned the meeting at 12:53 p.m. Mr. Rivas announced the Regular Board meeting would convene at 1:30 p.m.