

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

November 14, 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, Corpus Christi, Texas, at 10:52 a.m. on Tuesday, November 14, 2006, with the following present:

From the Committee:

Mr. Bill Martin, chair; Dr. Haysam Dawod, Ms. Olga Gonzales, Mr. Trey McCampbell, Mr. Gabriel Rivas III, and Mr. Guy Watts (arrived at 11:06 a.m.). Mrs. Adler was not present.

From the College:

Carlos A. Garcia, Ph.D., College President; Mr. Joe Alaniz, Vice President of Business and Finance; Mr. Joe Alaniz, Vice President of Business and Finance; 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 and Mr. Dan Talley, WKMC Architects, Inc.

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

Mr. Martin called the meeting to order, and with a quorum present, requested a moment of silence.

PUBLIC COMMENTS

Mr. Howard Karsh spoke concerning employment and facility issues.

Mr. Martin recognized newly elected Regent Elva Estrada in the audience.

PENDING BUSINESS

Status Report on Pending Business

College Attorney Augustin Rivera, Jr., reported that finalization of the reports on warranties and insurance would be accomplished by the end of the year.

Mr. Martin announced that an open house will be held to celebrate the new facilities on West Campus.

Mr. Rivas noted that the Board had authorized the release of retainage in the amount of \$50,000 on the Industrial Education complex, as reflected in the September 26, 2006 Board minutes. He asked Mr. Bill Wilson for an update on the amount in dispute. Mr. Wilson reported that the Board had authorized mediation, which will be calendared in the next two weeks, to resolve the amount still being retained. He agreed to determine the exact amount of retainage still being held.

ITEMS OF BUSINESS:

1. Approval of Minutes: September 26, 2006 and October 17, 2006

Action on minute approval was tabled pending determination of the amount being held in retainage related to the Industrial Education Complex.

2. Discussion and possible action related to substantial completion review of the Richardson Performance Hall, including an on-site project tour and approval of the substantial completion status.

Since the Regents had toured the Richardson Performance Hall during “Come Home to Del Mar College 2006,” the project tour was omitted.

Mr. Rivas made a motion, seconded by Mrs. Gonzales, to approval the substantial completion of Richardson Performance Hall.

Mr. Bill Wilson clarified factual issues related to remarks made in public comments:

Three game plans were brought forward to the Board in consideration of funding for various levels of renovation at the time of the bond issue, including a \$3 million, \$5 million and \$8 million game plan. There were over \$180 million in capital improvements identified for the College, and when the bond was set at \$108 million, a number of projects were no achievable.

The scope of the Richardson Performance Hall renovation was determined during the design process; i.e., all the other building programs were specific, program-driven, with identified budgets. The Richardson project was not program driven. The scope was determined by the amount of funds available for the project. The \$5.1 million construction contract includes a number of items funded in other categories, including site improvements, parking, landscaping and utilities. Therefore, the construction contract amount does not necessarily align to Richardson Performance Hall specifically. That does not mean it was not accounted for in the bond issue, it relates to how the construction contract was executed.

Mr. Wilson explained that items were identified in which the Board authorized

change orders or additional work specifically for upgrading. Most of those issues were upgrades in finishes and higher-level quality of work that were option items brought to the Board. Funding was available through contingency and inflation funding.

Mr. Wilson explained that the entire programming and scope was driven by a priority of dealing with safety and accessibility issues. With the remaining monies, aesthetic and material improvements to the interior and exterior of the building were addressed. Mr. Wilson stated that the project was an enormous success in terms of outcome, cost, and lack of surprises. He complimented Dykema Architects, project architects, and Fulton Coastcon, contractors on the project.

A roll-call vote was taken and the motion to approve substantial completion on the Richardson Performance Hall project passed unanimously.

3. Discussion and possible action related to substantial completion review of the Emerging Technology Building interior, including approval of the substantial completion status.

Mr. Wilson stated that the College had authorized a guaranteed maximum price construction management-at-risk contract with Bartlett Cock/Beecroft for the construction of the largest project of the 2003 bond program:

Guaranteed maximum price:	\$28,730,585.00
Authorized changes to date:	(398,672.00)
Current guaranteed maximum price:	28,331,913.00

Mr. Wilson noted that the Board had previously approved the substantial completion of the interiors of Health Science Buildings 1, 2, and 3. He requested acceptance of substantial completion of the interior of the Emerging Technologies Building.

Mr. Rivas made a motion, seconded by Dr. Dawod, to approve the substantial completion of the interior of the Emerging Technologies Building. A roll-call vote was taken, and the motion carried unanimously.

4. Discussion and possible action related to approval of West Campus Buildings "Project A (Barth/Industrial Education Modifications)" change order for accessibility modifications to the Diesel Building.

Mr. Wilson stated that minor restroom modifications were needed for compliance with the state accessibility requirements. He recommended performance by Van Fleet Construction, the general contractor on the Barth Learning Resources Center and

canopies for the Industrial Education Complex. He explained the original/current contract amount is \$657,730.00; and the proposed additional work would total \$3,125.00, with no additional time being requested.

Mrs. Gonzales made a motion, seconded by Mr. Martin, to approve the request. A roll-call vote was taken, and the motion carried unanimously.

5. Discussion and possible action related to approval of building identification signage change order to extend the contract time.

Mr. Wilson stated that the Board had authorized two changes for additional work to the contract with Keller Custom Signs, as follows:

Original contract amount:	\$340,775.00
Centered for Economic Development - added	4,940.00
West Campus building signs (19 signs) - added	101,745.00
Current authorized contract	447,460.00

Since no contract time extension had been negotiated to accommodate the additional work, he requested authorization to extend the contract time by eighteen days, thus moving the new contract completion date to January 2, 2007.

Mr. McCampbell made a motion, seconded by Mrs. Gonzales, to approve the building identification signage change order to extend the contract time, as requested. A roll-call vote was taken, and the motion carried unanimously.

6. Discussion and possible action related to approval of West Campus CCTV/Security change order to extend the contract time.

Mr. Wilson noted that on November 1, 2005, the Board had authorized a contract for construction with Safeguard Systems, Inc. He reported that the contract status is as follows:

Original contract amount	\$684,000.00
Authorized changes	56,300.00
Current contract amount	740,300.00

Mr. Wilson explained that the contract work could not be accomplished until specific other projects were constructed to certain levels of completion, thus delaying the project. He noted there is no cost impact to the College.

Mr. Wilson requested authorization to extend the contract time by 123 days, thus moving

the contract completion date to November 1, 2007.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve the West Campus CCTV/Security change order to extend the contract time as requested. A roll-call vote was taken, and the motion carried unanimously.

7. Discussion and possible action related to updating project teams, including membership composition for architectural reviews and contractor selection.

The agenda item was tabled until the newly elected Regents have been sworn in December 2006.

- 8 WKMC Architects' Status Report on Bond Improvements and the Building Program Plan.

Mr. Wilson reported that the Public Safety Complex construction is running behind schedule, having lost another two weeks' time since his last report. He said a substantial completion inspection is scheduled for early December for Building A. He noted that the contract has a daily penalty clause. He further discussed the continued delays and affect on occupancy.

Mr. Martin asked for preparation of impact statement to be used in negotiations and emphasized the need for meeting commitments.

Mr. Wilson reported that design has been halted on the Flato/Coleman project pending reconciliation of the cost estimates and scope of work. He anticipated a comprehensive plan will be presented at the December meeting. He noted that one of the options will be to forgo renovation of the second floor of the Flato Building as a means to bring the project within budget.

Mr. Wilson reported on the status of other projects and responded to questions of the Board.

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

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ADJOURNMENT

Mr. Martin adjourned the meeting at 11:40 a.m.