

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

January 23, 2007

The Buildings and Grounds Committee meeting of the Board of Regents of the Del Mar College District convened in Emerging Technologies Building, Room 124, Del Mar College West Campus, Corpus Christi, Texas, at 10:10 a.m. on Tuesday, January 23, 2007, with the following present:

From the Committee:

Mr. Bill Martin, chair; Mrs. Chris Adler, Mrs. Arriaga, Mr. James B. Boggs, Dr. Haysam Dawod, Mrs. Elva Estrada, Trey McCampbell, and Mr. Guy Watts (arrived at 10:40 a.m.)

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, followed by recitation of the Pledge of Allegiance.

PUBLIC COMMENTS

None.

PENDING BUSINESS

Status Report on Pending Business

Dr. Carlos Garcia noted that items 2, 3 and 5 are complete. Those items will be removed from the list.

ITEMS OF BUSINESS:

1. Approval of Minutes – December 12, 2006

Dr. Dawod made a motion, seconded by Mrs. Adler, to approve the minutes. A roll-call vote was taken, and the motion passed unanimously.

2. Discussion and possible action related to approval of Release of Retainage for the East Campus Central Plant Project.

Mr. Bill Wilson, WKMC Architects, stated that the Board had accepted the East Campus Central Plant expansion as substantially complete as of July 24, 2006. He noted that all the punchlist items are now completed. He then requested authorization to release final retainage for the project in the amount of \$171,045.30.

Mr. Wilson and Mr. Joe Alaniz responded to questions of the committee.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve the release of retainage as requested. A roll-call vote was taken, and the motion carried unanimously.

3. Discussion and possible action related to approval of Partial Substantial Completion of the Security and CCTV Project.

Mr. Wilson updated the Board on the contract with Safeguard Systems, Inc. for construction of campus-wide security systems, as follows:

Original Contract Amount	\$684,000.00
Authorized Changes to Date:	56,300.00
Current Contract Amount	740,300.00

He explained that much of the work must be phased in with the construction of multiple concurrent building projects. Mr. Wilson also requested partial substantial completion status for Richardson Performance Hall (as of November 30, 2006), West Campus Areas including the guard station, Coleman Center and associated buildings, and the Industrial Education Complex (as of April 27, 2006), and the Center for Economic Development (as of April 27, 2006).

Mr. Wilson responded to questions of the committee.

Dr. Dawod made a motion, seconded by Mrs. Arriaga, to approve the partial substantial completion of the Security and CCTV Project. A roll-call vote was taken, and the motion carried unanimously.

4. Discussion and possible action related to approval of Partial Substantial Completion of the Public Safety Complex.

Mr. Martin gave a Powerpoint presentation of the development and status of the state-of-the-art Public Safety Complex.

Mr. Wilson confirmed that the request for partial substantial completion involves no money. He explained that “substantial completion” refers to the point at which a facility can be used for the purpose for which it was intended.

Mr. Wilson responded to questions of the committee, explaining the committee would be accepting a limited piece of work, i.e., the interior of Building A, as partially substantially complete.

He responded to questions of the committee. He explained reconciled the contractors’ number of extension days have not been reconciled, but will be addressed after occupation of the building. He stated that the date of occupancy (January 15, 2007) and operation of the interior of Building “A” have been established, with warranty effective on that date.

Mr. Wilson responded to additional questions of the committee.

Mr. Watts arrived at the meeting at 10:30 a.m.

Mr. McCampbell made a motion, seconded by Dr. Dawod, for acceptance of the partial substantial completion of the interior of Building “A” as of January 15, 2007. A roll-call vote was taken and motion passed unanimously.

5. WKMC Architects’ Status Report on Bond Improvements and the Building Program Plan.

Mr. Wilson provided a brief recap on the projects under construction. He reported that the College is closing out the Health Sciences and Emerging Technologies projects, and Richardson Performance Hall close-out is imminent. The Coleman Center project is on track regarding design and expect to begin work before summer 2007. Site improvements and paving should be underway before summer, at a cost of approximately \$3 million.

The Ad Hoc Committee (East Campus Needs) will meet on February 6, 2007 to review Mr. Talley’s work on assessing East campus needs.

Mr. Wilson anticipates that by June 1, 2007, 95% of bond issues will be either completed or under construction.

In response to committee questions about additional “red flags,” Mr. Wilson noted that asbestos in the Coleman Building is a concern, and that the St. Clair Building renovations are the most underfunded project. He reported that based on engineering assessments, there remains \$2 million in underground utilities that the College does not have the money to address. He stated that those utilities need to be replaced within the next decade.

Mr. Willie Keller, Interim Director of Physical Facilities, confirmed that documentation on underground utilities is being maintained and will be available for reference in future utilities work.

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

None.

ADJOURNMENT

Mr. Martin adjourned the meeting at 10:54 a.m.

Bill Martin, Chair
Committee of the Whole