

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

April 10, 2007

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 11:00 a.m. on Tuesday, April 10, 2007, with the following present:

From the Committee:

Mr. Bill Martin, chair; Ms. Chris Adler, Ms. Minerva Arriaga, Dr. Haysam Dawod, Ms. Elva Estrada, Mr. Trey McCampbell, and Mr. Guy Watts (11:02 a.m.).

From the College:

Carlos A. Garcia, Ph.D., College President; Mr. Joe Alaniz, Vice President of Business and Finance; Mr. Jose Rivera, Vice President of Student Development; 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**  
Mrs. Chris Adler, Board President, called the meeting to order in the absence of Mr. Bill Martin, chair. With a quorum present, she requested a moment of silence.

Mrs. Adler congratulated Mr. Scott Elliff, **the new CCISD Superintendent**.

Mr. Guy Watts arrived at the meeting at 12:02 p.m.

**PENDING BUSINESS**

*Status Report on Pending Business*

Dr. Carlos Garcia reported that all the items on the status report were ongoing.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION:**

1. Approval of Minutes: January 23, 2007 and March 20, 2007

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

2. Discussion and possible action related to approval of Partial Substantial Completion for West Campus CCTV/Security Project.

Bill Wilson reviewed he contract information:

Original Contract	\$684,000.00
Added Wor	<u>56,300.00</u>
Current Contract	\$740,300.00

He reported that the majority of the contract is completed and operational. He requested authorization of partial substantial completion of the CCTV/Security Systems Contract for work within the boundary of the Barth Learning Center (CO#2) and Phase II, including Health Sciences, Emerging Technologies and Public Safety Complex effective February 16, 2007.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approval partial substantial completion for the West Campus CCTV/Security Project. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

3. Discussion and possible action related to approval of Substantial Completion for West Campus Project A – Barth Learning Center (Interiors).

Bill Wilson reviewed the contract information:

Original Contract	\$657,730.00
Added Work	<u>3,125.00</u>
Current Contract	\$660,855.00

He reported that the contract work is completed and operational. and that remaining work is documented on a punchlist. Mr. Wilson requested authorization of substantial completion of the Interior of Barth Learning Resources Center effective February 21 and March 13, 2007.

Mrs. Arriaga made a motion, seconded by Dr. Dawod, to approval approval of Substantial Completion for West Campus Project A – Barth Learning Center (Interiors). There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

4. Discussion and possible action related to approval of Substantial Completion for Industrial Education Complex Gates.

Bill Wilson reviewed the contract information:

Original Contract	\$40,423.00
Added Work	<u>0.00</u>
Current Contract	\$40,423.00

Mr. Wilson reported the contract work is completed and operational and that remaining work is documented on a punchlist. He requested authorization of substantial completion of the project effective April 4, 2007.

Mr. McCampbell made a motion, seconded by Mrs. Arriaga, to approval approval of Substantial Completion for West Campus Project A – Barth Learning Center (Interiors). There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

5. Discussion and possible action related to Change Order for Additional Work at Richardson Performance Hall.

Mr. Wilson reviewed the contract information:

Original Contract	\$4,662,000.00
Added Work	<u>523,136.70</u>
Current Contract	\$5,185,136.70

Mr. Wilson reported that in addition to the work constructed within the contract, the College purchased significant audio/video equipment components directly with other vendors. Most of the requested additional work is required to accommodate separately provided A/V components or other additional College-requested items.

Mr. Wilson stated the item was a request for \$30,000.00 additional funding for the proposed additional work. He explained that any remaining funding would be credited back to the College at project closeout.

Mr. Wilson responded to questions of the committee. He noted that the suspension piece is essential, and that retainage will not be released until 100% of the retainage is complete. He further explained the remainder of bond funds as reported in prior meetings is not impacted.

Mrs. Arriaga made a motion, seconded by Mrs. Estrada, to approve a Change Order for Additional Work at Richardson Performance Hall as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

6. Discussion and possible action related to Additional Architectural/Engineering Design Services for West Campus B – Coleman Center/Flato Building.

Bill Wilson reviewed the contract information:

Coleman Center	\$1,499,221.00
Flato Re-Roofing/Equipment	383,714.00
Asbestos Impact	80,000.00
Total Authorized Construction Budget:	\$1,962,935.00

The impact of the change is as follows:

Professional Fees (Fixed Fee)	\$ 7,500.00
Additional Estimated Construction Costs (Coleman):	33,700.00

Mr. Wilson stated the item was a request for authorization for additional professional fees and adjustment of the project schedule. He noted the architect's current (90%) estimated construction cost is within the authorized budget and does not require adjustments for the limited impact to the construction cost.

Mr. Wilson answered questions of the committee.

Dr. Dawod made a motion, seconded by Mr. McCampbell, to approve Additional Architectural/Engineering Design Services for West Campus B – Coleman Center/Flato Building as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

7. Discussion and possible action for authorization of Additional Building Projects Identified by the Ad-Hoc Committee (East Campus Needs).

Dr. Haysam Dawod, chair of the Ad Hoc Committee (East Campus Needs) reported on the last committee meeting. He stated the committee had deferred action to the Board as a whole after the administration provides a revenue bond proposal.

Mr. Wilson reported that building projects had been outlined of up to \$42 million additional work. Mr. Wilson requested a decision from the Board within the next thirty days regarding (1) St. Clair Natural Sciences Building – whether to fund and move forward; and (2) Flato Building – the project was pulled from West Campus renovation projects; issues regarding fire alarms and safety would need to be resolved.

Mr. Wilson clarified that current bonds funds remaining to be spent include \$1.7 on the Flato Building and \$600,000 on the Music Building.

Dr. Garcia noted that \$7.4 million includes 600,000 for racketball courts, which has already been approved.

Mr. Alaniz discussed the impact of a new revenue bond on the operating budget. He noted a tax bond is the least expensive in terms of issuing costs, but requires voter approval. He discussed the impact of state funding, tuition/fees, and tax revenue.

Dr. Carlos Garcia discussed the debt service and tax rate and options related thereto.

Dr. Garcia and Mr. Alaniz responded to the committee's questions and concerns.

The Board discussed options for Music/Drama/Art. Mr. Wilson explained that a new building and renovation of the existing building for other purposes would cost \$13 million. Dr. Andy Wen, Chair of the Music Department stated he would rather wait a year, have the department remain where it is (not relocate during minor renovations), and then have all their needs addressed at one time.

Mr. Alaniz explained that the college can get issuance in place, and when the operating budget is determined, the Board can vote and sell when ready.

Dr. Dawod made a motion (amended by Mr. McCampbell), seconded by Ms. Arriaga, to approve the following projects to be funded with the remaining 2003 bond funds:

- (1) an additional \$1 million to St. Clair Building (total \$2.5 million);
- (2) \$1.7 million to Flato Building second floor for Cosmetology and meeting ADA and safety requirements on the first floor; and
- (3) the remaining funds to be set aside and earmarked for Music until it is determined whether a revenue bond will be issued. Dr. Dawod accepted Mr. McCampbell's amendment to set the remaining \$4.2 million aside without earmarking until better clarification on the amount of feasible revenue bonds and priorities. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

The Board instructed Mr. Alaniz to begin preliminary work on aligning a revenue bond program.

8. Discussion and possible action related to WKMC Architects Status Report for Bond Improvements and Building Program Plan.

Mr. Wilson reviewed accomplishments and anticipations for the last and next thirty days.

PUBLIC COMMENTS (Non-Agenda Items) – 3-minute time limit  
*Public comments will be allowed on agenda items prior to action by the Board.*

None.

CALENDAR: Discussion and possible action related to calendaring dates.

Mrs. Adler suggested waiting for Mr. Martin's presence for committee calendaring.

ADJOURNMENT

Mrs. Adler adjourned the meeting at 12:24 p.m.