

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

May 8, 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 10:30 a.m. on Tuesday, May 8, 2007, with the following present:

From the Committee:

Mr. Bill Martin, chair: Ms. Chris Adler (left the meeting at 10:45 a.m.), Ms. Minerva Arriaga, Mr. James B. Boggs, Dr. Haysam Dawod, Ms. Elva Estrada, Ms. Linda B. Garcia, Mr. Trey McCampbell, and Mr. Guy Watts (arrived at 10:35 a.m.).

From the College:

Carlos A. Garcia, Ph.D., College President; Mr. Joe Alaniz, Vice President of Business and Finance; Mr. José Rivera, Vice President of Student Development; Ms. Vickie Natale, Dean of Administrative Services; Ms. Betty Flores, Administrative 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 the Pledge of Allegiance.

PUBLIC COMMENTS

None.

PENDING BUSINESS

*Status Report on Pending Business*

President Garcia provided an update on pending business.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

1. Approval of Minutes: March 20, 2007 and April 10, 2007

Mr. McCampbell made a motion, seconded by Ms. Arriaga, to approve the minutes of the March 20, 2007 and April 10, 2007 meetings, with added clarification of the April 10, 2007 minutes

that the remaining bond funds of \$4.2 million be set aside **without earmarking** until better clarification on the amount of feasible revenue bonds and priorities. There being no public comments, the a roll-call vote was taken, and Regents Adler, Arriaga, Boggs, Dawod, Estrada, Martin, McCampbell and Watts voted in favor; Ms. Garcia abstained since she had not received her meeting materials.

2. Discussion and possible action related to approval of Final Completion of Richardson Performance Hall.

Mr. Bill Wilson reviewed the contract data on the project:

Original Contract	\$4,662,000.00
Added Work	<u>553,136.70</u>
Current Contract Amount	\$5,215,136.70

He reported that with the exception of work recently added to the project by change order, the punchlist is complete. Mr. Wilson requested approval of final completion of the project, along with authorization to release retainage (5% of \$5,215,136.70).

Dr. Dawod made a motion, seconded by Mr. McCampbell, to approve final completion of Richardson Performance Hall and release of retainage as requested. A roll-call vote was taken, and Regents Adler, Arriaga, Boggs, Dawod, Estrada, Martin, McCampbell and Watts voted in favor; Ms. Garcia abstained.

3. Discussion and possible action related to approval of Final Completion of Industrial Education Complex Gates and Fences.

Mr. Wilson reviewed the contract information:

Original Contract	\$40,423.00
Added Work	<u>0.00</u>
Current Contract Amount	\$40,323.00

Mr. Wilson reported that the contract is complete and operational, and the punchlist is complete. He requested authorization to accept the project as complete and release the retainage.

Ms. Adler made a motion, seconded by Mr. Boggs, to approve final completion of Industrial Education Complex gates and fences, and release of retainage as requested. A roll-call vote was taken, and Regents Adler, Arriaga, Boggs, Dawod, Estrada, Martin, McCampbell and Watts voted in favor; Ms. Garcia abstained.

4. Discussion and possible action related to approval of Substantial Completion of Portions of Interior and Exterior of Health Sciences and Emerging Technologies Complex.

Mr. Wilson reviewed the contract data:

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

He noted that the Board had approved substantial completion of the complex as follows:

Health Sciences Building 1 (Interiors Only)	September 1, 2006
Health Sciences Building 2 (Interiors Only)	August 1, 2006
Health Sciences Building 3 (Interiors Only)	September 21, 2006
Emerging Technologies Building (Interiors Only)	October 17, 2006

Mr. Wilson stated that all four buildings are occupied and the punchlist work has been continuous. He noted that College has not released the remaining retainage of \$920,787.00.

Mr. Wilson requested the Board approve portions of the project as substantially complete:

1. Buildings 1, 2 and 3 – Exterior only (excluding site, civil, landscaping and irrigation)	November 10, 2006
2. Emerging Technology Building - Exterior Only (excluding site, civil, landscaping and irrigation)	March 1, 2007
3. Health Sciences and Emerging Technologies Site (landscape / civil)	April 2, 2007
4. Health Sciences Stair Towers (including interior) (Stairs 1, 2, 3, 4, 5, 6, 7, 8 and 9)	March 1, 2007

Ms. Arriaga made a motion, seconded by Dr. Dawod, for approval of substantial completion of portions of the interior and exterior of the Health Sciences and Emerging Technologies Complex, as requested. There being no public comments on the action item, a roll-call vote was taken, and Regents Adler, Arriaga, Boggs, Dawod, Estrada, Martin, McCampbell and Watts voted in favor; Ms. Garcia abstained.

5. Discussion and possible action related to approval of Substantial Completion of Portions of Training Building “D” in the Public Safety Complex.

Mr. Wilson reviewed the contract information:

Original Guaranteed Maximum Price	\$11,429,939.00
Authorized Changes to Date	210,320.00
Current Guaranteed Maximum Price	11,650,259.00
Contract Date	July 1, 1005
Architect of Record	McGloin-Sween

He stated that portions of the project which had been accepted by the College on January 15, 2007 included the interior of building “A,” north and south asphalt parking lot, concrete site paving and ramps, canopy at the breezeway and driving training pad.

Mr. Wilson requested approval of partial substantial completion on the following:

Building “D” - Partial law Enforcement use only (exterior/interior/grounds)	February 23, 2007
Building “D” – Exterior / Interior / Grounds	April 24, 2007

Mr. McCampbell made a motion, seconded by Mr. Watts, for approval of substantial completion of portions of Training Building “D” in the Public Safety Complex, as requested. There being no public comments on the action item, a roll-call vote was taken, and Regents Adler, Arriaga, Boggs, Dawod, Estrada, Martin, McCampbell and Watts voted in favor; Ms. Garcia abstained.

6. Discussion and possible action related to selection and award of Construction Contract for East and West Campus Site Improvements.

Mr. Wilson reported that Haas-Anderson Construction of Corpus Christi, Texas, had ranked highest in qualifications and submitted the best price for East and West Campus site improvements projects. He then recommended Haas-Anderson Construction be awarded the contract.

He stated Haas-Anderson’s bid as follows:

Base Bid	\$4,150,000.00
Alternate #1 – 50 added parking spaces at West Campus	130,000.00
Alternate #2 – South entry landscape	20,000.00
Alternate #3 – Flagpoles, lights and landscape	95,000.00

The Board discussed the need to fulfill the promises concerning parking made to the voters in the 2003 bond election.

After discussion, Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve selection of Haas-Anderson Construction for East and West Campus site improvements, and pursue negotiations under Option "A," as stated in Mr. Wilson's memo of May 4, 2007. There be no public comments on the item, a roll-call vote was taken, and Regents Adler, Arriaga, Boggs, Dawod, Estrada, Martin, and McCampbell voted in favor; Mr. Watts voted against; Ms. Garcia abstained.

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

Mr. Wilson presented a recap of the last 30-day period and plans for the next 30 days.

Mr. Martin stated the importance of having closure on the completed projects and completion of the Public Safety Complex project.

PUBLIC COMMENTS (Non-Agenda Items) – 3-minute time limit

Mr. Kim Frederick, Drama faculty member, addressed the space needs in Drama.

CALENDAR: Discussion and possible action related to calendaring dates.

None.

ADJOURNMENT

Mr. Martin adjourned the meeting at 11:20 a.m.