

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

November 13, 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 10:19 a.m. on Tuesday, November 13, 2007, with the following present:

From the Committee:

Mr. Bill Martin, chair; Ms. Chris Adler, Ms. Minerva Arriaga, Mr. James B. Boggs (arrived at 10:30 a.m.), Dr. Haysam Dawod, Ms. Elva Estrada, Mr. Trey McCampbell, Mr. Gabriel Rivas III, and Mr. Guy Watts.

From the College:

Travis P. Kirkland, Ph.D., Interim College President; Mr. Joe Alaniz, Vice President, Business and Finance; Ms. Marjorie Villani, Interim Vice President of Instruction; Blanca "Rosie" Garcia, Ph.D., Consulting Vice President; Mr. José Rivera, Vice President of Student Development; Ms. Vickie Natale, Dean of Administrative Services; Mrs. Susie Kaspar, Executive Administrative Assistant to the President; and other administrators, faculty and staff.

Others:

Mr. Bill Wilson and Mr. Dan Talley, WKMC Architects

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.

PENDING BUSINESS

The committee reviewed the list of pending business.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

1. Approval of Minutes – September 11, 2007; October 9, 2007

Mr. Rivas made a motion, seconded by Mrs. Adler, to approve the minutes of September 11, 2007 and October 9, 2007. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

2. Discussion and possible action related to approving Partial Substantial Completion of the Kinesiology Complex.

Mr. Martin explained the item was a request to accept contract area Phase I - Interior Renovations as partially complete effective August 24, 2007.

Mr. Wilson commented that the original contract of \$3,847,500.00 was increased by changes authorized to date in the \$579,000.00, for a total contract amount of \$4,426,500.00.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve Partial Substantial Completion of the Kinesiology Complex, as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

3. Discussion and possible action related to selecting and contracting a Construction Contractor for Flato Building Renovations.

Mr. Martin reported that in tabulating combined scores for both qualifications and price, Beecroft Construction ranked number one, with a base bid of \$1,400,000 and base bid plus alternates of \$1,540,010.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve selection of Beecroft Construction for Flato Building Renovations, as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

4. Discussion and possible action related to expanding Carroll Systems services to include the Technology Infrastructure for the Kinesiology and Coleman Center Projects.

Mr. Martin explained that the request was for an additional \$40,356.00 for communications infrastructure.

Mr. Wilson stated that funds would come from the technology fund.

Dr. Dawod made a motion, seconded by Mr. Rivas, to approve expanding Carroll Systems services to include the Technology Infrastructure for the Kinesiology and Coleman Center Projects, as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

5. Discussion and possible action related to approving a Program of Requirements for the St. Clair Building Renovations.

Mr. Wilson explained that the St. Clair Building will be renovated to house the Student Success Center, Collegiate High School, general-purpose classrooms and support spaces for staff and faculty. Site improvements will also be achieved.

The total project budget is as follows:

\$2,000,000	St. Clair Building renovation
361,607	Student Success Center Grant (<i>corrected from \$356,400</i>)
<u>748,500</u>	Site work (areas E3 and E7) adjacent to St. Clair Building
\$3,110,107	TOTAL

Mr. Talley responded to the Regents' questions regarding lab support.

Mr. Rudy Duarte explained the Student Success Center will consolidate general tutoring and also include lab support. The center will have appropriate software to work with academic and supplemental instruction.

Ms. Agnes Flores explained that the center will provide a quiet environment for study, with the option to use laptops at the center or check them out. Both one-on-one and group help will be available.

Mr. McCampbell made a motion, seconded by Dr. Dawod, to approve the Program of Requirements for the St. Clair Building renovations, including "Scenario C" (classroom use of remaining first floor), 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 authorizing SolkaNavaTorno to proceed as Project Architect for the St. Clair Building Renovations.

Mr. Wilson requested the architects immediately begin design work for the St. Clair Building renovations.

Mr. Rivas made a motion, seconded by Mrs. Adler, to authorize SolkaNavaTorno to proceed as Project Architect for the St. Clair Building Renovations, as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

7. Discussion and possible action related to adding Construction Allowances for the Coleman Center to provide additional work resulting from hidden conditions and scope of work changes.

Mr. Wilson requested the addition of \$60,000.00 from the Owner's Contingency Allowance for use on pending and yet undiscovered items, which would include collapsed foundation panels and other unforeseen situations.

Dr. Dawod made a motion, seconded by Ms. Arriaga, to authorize adding \$60,000 from the contingency fund for the Coleman Center to provide additional work resulting from hidden conditions and scope of work changes, as requested. There being no public comments, a roll-call vote was taken, and the motion passed unanimously.

8. Discussion and possible action related to authorizing a Change Order for the Coleman Center Plaza to add lighting and flagpoles.

Mr. Wilson stated the original contract amount was \$1,942,400, with no change orders to date. He requested approval of \$23,970.00 for additional sitework, lighting and flagpoles, noting that the additional work was previously bid as part of the site contract of \$95,000 but was not awarded.

Mrs. Adler made a motion, seconded by Dr. Dawod, to approve the request as stated. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

9. Discussion and possible action related to authorizing Urban Engineering to design Additional East and West Campus Site Improvements, with construction to follow.

Mr. Wilson stated that the item was a request to add various additional site items to the contract which currently totals \$2,260,000.00:

Pave and light parking Lot E5 (east of Garcia)	\$186,367.21
Pave parking Lot E8 (central plant)	25,885.00
Repair Parking Lot W1 (Automotive/Flato)	65,838.68
Repair sidewalks – West Campus	1,030.90
Add new sidewalk – West Campus	20,921.16
Repair South entry drive paving	14,647.24
OH & P	<u>47,203.64</u>

Total Proposed Added Work \$361,894.55

Following discussion, Mr. McCampbell made a motion, seconded by Mr. Rivas, to approve the request as stated, with funding from the bond program contingency. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

10. Discussion and possible action related to authorizing Coleman Center roofing.

Mr. Wilson presented a request for re-roofing of the Coleman Center at an estimated cost between \$175,000 and \$200,000 for approximately 16,000 square feet. He recommended execution of a separate re-roofing contract or combining the work with other upcoming work such as the St. Clair renovations.

Mr. Wilson then responded to questions regarding timing of the project and funding options. He recommended the College not defer the project more than twelve months because of the risk of damage.

Mr. McCampbell made a motion, seconded by to approve the expenditures requested, using the higher amount of \$200,000, with the understanding that any unused funds would be returned. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

11. Discussion and possible action related to the “Coordinating Architects’ Status Report” for Bond Improvements and the Building Program Plan, including financial and project status, HUB/Minority Report, East Campus Parking Provisions, and future East Campus development.

Mr. Wilson reported that the College had met or exceeded HUB requirements, that on the entire building program to date, on the consultant’s side of expenditures, 76% of all dollars spent have been local, and 29% have been HUB or minority-owned businesses. The state goal is 20%. On the construction side, the local percentage is 72% and HUB or minority is 26%. The state goal is 26.1%. He also commented that the calculations were based on second-tier contractors.

Mr. Wilson discussed roads and parking provisions on East Campus. He stated he would email updated parking lot information to the Regents within the week.

Mr. Wilson reported on substantial completion on the Kinesiology Complex, have bid the second floor of the Flato Building and today awarded the contract, and continue construction on East Campus parking lots. He anticipated that within the next thirty days, the College will open the new parking west of White Library, begin design on St. Clair, and begin construction on the Flato Building. He also discussed other ongoing and upcoming projects

12. CLOSED SESSION pursuant to a.) Tex. Gov’t Code § 551.071 (Consultation with legal counsel), regarding pending or contemplated litigation; or a settlement offer; and, the seeking of legal advice from counsel, with possible discussion and action in open session.

The Board did not enter into closed session.

PUBLIC COMMENTS (Non-Agenda Items)

Kim Frederick, Drama faculty, distributed a brochure on drama program growth and opportunities, and discussed facility needs. He requested the Board discuss revenue bonds.

CALENDAR: Discussion and possible action related to calendaring dates.

Next Committee Meeting – December 4, 2007

ADJOURNMENT

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