

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

February 19, 2008

The Buildings and Grounds Committee meeting of the Board of Regents of the Del Mar College District convened in Room 106, Del Mar College Center for Economic Development, 3209 South Staples Street, Corpus Christi, Texas, at 9:57 a.m. on **Tuesday, February 19, 2008**, with the following present:

From the Committee:

Mr. Bill Martin, chair; Ms. Chris Adler (arrived 10:02 a.m.), Mr. James B. Boggs, Dr. Haysam Dawod, Ms. Elva Estrada, Mr. Trey McCampbell, Mr. Gabriel Rivas III, and Mr. Guy Watts (arrived 10:03 a.m.)

From the College:

Mr. Joe Alaniz, Acting College President; Mr. José Rivera, Vice President of Student Development; Mr. Stephen Megregian, Interim Vice President of Administration and Finance; Ms. Marjorie Villani, Interim Vice President of Instruction; Ms. Vickie Natale, Dean of Administrative Services; Mrs. Susie Kaspar, Executive Administrative Assistant to the President; and other 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**

None.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION:**

1. Approval of Minutes of Joint Meeting of the Buildings and Grounds Committee and Finance Committee, January 29, 2008.

Mr. McCampbell made a motion to approve the minutes with minor wording changes previously provided to Mrs. Kaspar. Dr. Dawod seconded the motion. There being no public comments, a roll-call vote was taken, and the motion carried unanimously by the Regents present.

2. Discussion and possible action related to approving final completion of the Health Sciences Complex (Buildings 1/2/3) and Emerging Technology Building, including release of retainage.

Mr. Martin announced that the architects requested the item be removed from the agenda. Mr. Wilson explained that final completion is very close, and he expected to place the item on the March agenda. No Board action was taken.

3. Discussion and possible action related to expanding Carrol Systems' scope of work to include the Flato Building.

Mr. Wilson explained the request to add (to the existing contract) communication infrastructure for the Flato Building in the amount of \$26,050.00.

Mrs. Adler arrived at 10:02 a.m.

Dr. Dawod made a motion to approve the request. Mr. Rivas seconded the motion. There being no public comments, a roll-call vote was taken, and motion carried unanimously.

4. Discussion and possible action related to approving the Concept Designs for the St. Clair renovations project.

Mr. Wilson explained Agenda Item 5 requests additional funding for components being added to the project in Agenda Item 4. He noted that the monies allocated are part of the tuition revenue bond package.

Mr. Watts arrived at 10:03 a.m.

Mr. Wilson introduced Mr. Ray Torno, with SolkaNavaTorno. Mr. Torno provided an overview of the preliminary site concept for the St. Clair renovations project, including the Student Success Center and Collegiate High School schematic designs and a turnaround drive.

Mr. Torno reviewed a proposed project schedule that would allow owner occupancy in August 2009. He also presented an estimate of \$2,927,856 for the renovation.

Mr. Torno and Mr. Wilson responded to the Regents' questions. Mr. Wilson clarified that SolkaNavaTorno would not necessarily be doing the work.

Mrs. Adler inquired about utilizing the renovated facility to house the proposed Luther Jones Leadership Center. Mr. Martin expressed his support and asked Mrs. Adler to place the item on a future Board agenda.

The Board discussed the importance of maximum utilization of College facilities, not only for the students but also for the community.

Mr. McCampbell made a motion to approve **the concept as presented, knowing there will be changes as the project proceeds.** Dr. Dawod seconded the motion. In public comments, Rudy Duarte and José Rivera expressed support for the item; Steve Megregian mentioned a design concern, which was then addressed by Mr. Wilson. A roll-call vote was taken, and the motion carried unanimously.

5. Discussion and possible action related to approving modifications to the scope and construction budget for the St. Clair renovations project.

Mr. Wilson explained the request to increase the project scope and budget as follows:

Harvin Center Kitchen	\$100,000.00
Re-roofing of St. Clair Building	250,000.00
Added scope to St. Clair (exterior “eyebrows” HVAC and Food Service)	500,000.00
Sitework/Patios – Early Childhood Center	<u>75,000.00</u>
Total Additional Construction Funding	\$925,000.00

Mr. McCampbell made a motion to approve the request. Mrs. Adler seconded the motion. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

6. Discussion and possible action related to authorizing Bath Engineering to provide systems commissioning services for the St. Clair renovations project.

Mr. Wilson stated the request to authorize systems commissioning services for the St. Clair Building in the amount of \$24,340.00. He noted the amount was included in the tuition revenue bond program.

Mr. Rivas made a motion to approve the request. Dr. Dawod seconded the motion. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

7. Discussion and possible action related to authorizing SolkaNavaTorno LLC to provide architectural design and construction administration services for reroofing the White Library and Coleman Center.

Mr. Wilson requested authorization for SolkaNavaTorno, LLC., to provide architectural design administration for the re-roofing of Coleman Center (\$250,000 construction budget) and White Library (\$250,000 construction budget), with a proposed fee of 10% of construction costs.

Mr. Alaniz confirmed that the projects follow the College's roof replacement plan.

Dr. Dawod made a motion to approve the request. Mr. Rivas seconded the motion. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

8. Discussion and possible action related to authorizing SolkaNavaTorno LLC to provide Phase II Architectural Design services for window repairs and replacements for the Coles Classroom Building, Fine Arts Building and Memorial Classroom Building.

Mr. Wilson requested authorization of Phase II - Architectural Design/Bid and Administration for window repair and/or replacement for the Coles Classroom Building, Fine Arts Building (excluding stairwells) and Memorial Classroom Building. The total maximum price is \$750,000.00. The proposed architectural fee will be 10% of construction costs, with all design and construction funding from the revenue bond funds.

Mr. Rivas made a motion to approve the request. Mr. Watts seconded the motion. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

9. Discussion and possible action related to the project schedule, project budget, project delivery and authorizing the architectural selection process for additions, renovations and repairs to the Fine Arts Building and Music Building.

Mr. Wilson stated the request for authorization for the following

1. Project architect selection
2. Project approach
  - a. single project
  - b. construction manager-at-risk contract
3. Make-up of project team
4. Project construction budget
5. Project schedule

Mr. Wilson stated the project construction budget is \$17.5 million, including site utility work and site work. In response to Mr. Rivas' question about the proscenium theater, Mr. Wilson explained that the projects are much more instructionally driven, as opposed to a public performance initiative, in view of the amount of funding.

Mr. Rivas made a motion to approve the request related to the project schedule, project budget, project delivery and authorizing the architectural selection process for additions, renovations and

repairs to the Fine Arts Building and Music Building. Mr. Watts seconded the motion. There being no public comments, a roll-call vote was taken, and the motion carried unanimously.

The following Regents volunteered to serve on the project team: Dr. Dawod, Mr. Rivas, Mr. Boggs, and Mr. Martin.

10. Coordinating Architects' status report for Bond Improvements and the Building Program Plan.

Mr. Wilson updated the Board on progress in the last thirty days and anticipated work for the next month. He projected the College will get back the 15-20 spaces eliminated in the design of the St. Clair renovations. He noted the parking lot work is on schedule.

11. **Discussion and possible action related to naming of buildings or structures.**

Mrs. Estrada announced that several community members have requested the College lighthouse be named for the Durrill family in appreciation for all they have done for the community and, in particular, Del Mar College.

The Board discussed the nomination process. At Mr. Rivera's recommendation, the Board will follow the written nomination process. Mrs. Estrada will bring the item back to the Board as an agenda item.

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

None.

CALENDAR: Discussion and possible action related to calendaring dates.

Next meeting – March 11, 2008

ADJOURNMENT

Mr. Martin adjourned the meeting at 12:04 p.m.