

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

May 13, 2008

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 10:10 a.m. on Tuesday, May 13, 2008 with the following present:

From the Committee:

Mr. Bill Martin, chair; Mrs. Chris Adler, Ms. Minerva Arriaga, Mr. James B. Boggs, Dr. Haysam Dawod, Ms. Elva Estrada, Mr. Trey McCampbell and Mr. Gabriel Rivas III. Mr. Guy Watts was not present.

From the College:

Mr. José L. Alaniz, Acting President; Mr. José R. Rivera, Vice President of Student Development; 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.

From the Attorney's Office:

Mr. Augustin Rivera, Jr.

Others:

Mr. Bill Wilson and Mr. Dan Talley, WKMC Architects; Mr. Ray Torno, SolkaNavaTorno Architects.

CALL TO ORDER/QUORUM CALL/MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE:

Mr. Martin called the meeting to order, and there being 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: April 8, 2008; April 28, 2008

Dr. Dawod made a motion to approve the minutes of the meetings of April 8, 2008 and April 28, 2008. Ms. Arriaga seconded the motion. There were no public comments. A roll-call vote was taken, and the motion carried unanimously.

2. Discussion and possible action related to approval of Partial Substantial Completion of

the Kinesiology complex.

Mr. Martin explained that the request was to accept Phase 2 – renovations, as partially substantially complete effective April 18, 2007. The area includes the Kinesiology addition, tennis courts and track, but not the new racquetball courts or landscaping. The original contract amount was \$3,847,500.00, with changes authorized to date, including the two racquet ball courts) of \$579,000.00, for a total current contract amount of \$4,426,500.00.

Mr. Wilson reported the interior will be completely finished in the next 30-60 days. He then responded to questions of the Regents.

Dr. Dawod made a motion to approve partial substantial completion of Phase 2–Renovations as requested. Mr. McCampbell seconded the motion. There were no public comments. A roll-call vote was taken, and the motion carried unanimously.

3. Discussion and possible action related to approval of Partial Substantial Completion for portions of the East and West campus Site Improvements project, including areas W1, W1C, W1D, and W2.

Mr. Martin explained that the item was a request to accept the following areas as substantially complete:

Zone W1 (ramps and sidewalks only)  
Zone W1C (sidewalks adjacent to Diesel Building)  
Zone W1D (sidewalks adjacent to physical plant)  
Zone W2 (boulevard)

Mr. Martin noted that the contract amount is \$4,621,894.55

Mr. Wilson reviewed the locations of the work.

Dr. Dawod made a motion to approve Partial Substantial Completion for portions of the East and West campus Site Improvements project, including areas W1, W1C, W1D, and W2. Mr. Rivas seconded the motion. There were no public comments. A roll-call vote was taken, and the motion carried unanimously.

4. Discussion and possible action related to authorization to issue a Request of Qualifications/Request for Proposal for selection of a Construction Manager-at-Risk for construction of the proposed fine Arts Center project.

Mr. Wilson explained that the construction manager-at-risk achieves its best value through early involvement in the design process. He responded to questions of the Regents.

Mrs. Adler made a motion to authorize issuance of a Request of Qualifications/Request for Proposal for selection of a Construction Manager-at-Risk for construction of the proposed fine Arts Center project. Ms. Arriaga seconded the motion. There were no public comments. A roll-call vote was taken, and the motion carried unanimously.

5. Discussion and possible action related to approval of site design concepts for East Campus construction as part of the St. Clair Building Renovations project (presented by SolkaNavaTorno Architects).

Mr. Wilson explained that SolkaNavaTorno Architects is the project architect. He stated the request for approval of design concepts for the site improvements and authorization to proceed with the design development and construction contract drawings for the site improvements.

Mr. Wilson introduced Mr. Ray Torno with SolkaNavaTorno, who reviewed the proposed site improvement design concepts and provided drawings for the Board's review.

The Board and the architects discussed feasible of locating the B-Line bus pick-up point at the side of the Harvin Student Center, as indicated, versus along Dicianna Drive at the corner of the Harvin Student Center.

Mr. McCampbell made a motion to approve design concepts with the caveat that the RTA drop-off location be evaluated. Dr. Dawod seconded the motion.

Mr. Dan Talley distributed and discuss arial photographs for the East Campus taken in high-use times of day in 2005 and in 2007. The photos showed the significant number of park spaces made available by the move of Health Sciences to the West Campus.

Following further discussion, a roll-call vote was taken, and the motion carried unanimously.

6. Discussion and possible action related to approval of Partial Substantial Completion of the Garcia Science Building project.

Mr. Wilson explained the request to approve partial substantial completion of the interior existing building and interior new addition of the building, at the original and

current contract amount of \$7,877,263.00.

7. Coordinating Architect's status report on Bond Improvements and the Building Program.

Mr. Wilson reported on the last thirty days' achievements, including substantial completion of the interior of the Garcia Science building, selection of architectural team for the Fine Arts complex, and substantial completion of the Kinesiology complex. He anticipated in the next thirty days to see final completion of the Public Safety complex, beginning construction manager-at-risk selection for the Fine Arts complex, and execution of contract with the project architects for the Fine Arts complex. He comments on other work in progress.

PUBLIC COMMENTS

None.

CALENDAR

Next Meeting on West Campus – June 10, 2008

ADJOURNMENT

Mr. Martin adjourned the meeting at 11:30 p.m.