

MINUTES OF THE CALLED MEETING
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT

February 6, 2018

The Called Meeting of the Board of Regents of the Del Mar College District convened at the Center for Economic Development, 3209 S. Staples, Room 106, Del Mar College, Corpus Christi, Texas at 8:03 a.m. with the following present:

From the Board:

Mr. Trey McCampbell, Dr. Nicholas Adame, Mr. Ed Bennett, Ms. Susan Hutchinson, Ms. Sandra Messbarger, Mr. Gabriel Rivas, Ms. Carol Scott, and Mr. Guy Watts.

From the College:

Dr. Mark Escamilla, President and CEO; Dr. Beth Lewis, Provost and Vice President for Academic Affairs; Mr. Augustin Rivera, Jr., General Counsel; Ms. Lenora Keas, Vice President and CFO; Dr. Rito Silva, Vice President for Student Affairs; Mr. August Alfonso, Vice President for Facilities and Operations & Chief Information Officer; Ms. Claudia Jackson, Executive Director of Strategic Communication and Government Relations; Ms. Natalie Villarreal, Director of External and Board Relations; Ms. Delia Perez, Board Liaison; and other staff and faculty.

CALL TO ORDER/QUORUM CALL/MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE/MISSION STATEMENT

Mr. McCampbell called the meeting to order with a quorum present. He requested a moment of silence followed by the Pledge of Allegiance and Mission Statement.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

Mr. McCampbell announced the Board was going into Closed Session in accordance with the Texas Open Meetings Act.

1. CLOSED SESSION pursuant to:

- A. **TEX. GOV'T. CODE § 551.071**: (Consultation with legal counsel), regarding pending or contemplated litigation, or a settlement offer, with possible discussion and action in open session; and, the seeking of legal advice from counsel on pending legal or contemplated matters or claims, with possible discussion and action in open session.

The Board went into Closed Session at 8:06 a.m.

The Board ended Closed Session and reconvened in Open Session at 8:16 a.m. with no action taken.

2. Discussion and possible action related to the Board of Regents' interview and selection of an Architectural/Engineering Consultant for Del Mar College's New South Side Campus Project (*Goal 7. Resources: Ensure Strong Financial and Operational Capacity*)

Mr. McCampbell stated that Mr. Doug Lowe, would provide background information relating to what has been done up to this point, including a reminder about the College's visioning document, and a general preparatory before the actual presentations begin.

Mr. Lowe stated that his purpose was to go over the results of the Board's Workshop held in early December and to share with the community what the Board has been doing to date. Mr. Lowe's presentation included review of the vision for the New South Side Campus and Buildings; Conceptual Campus Themes; Phase One Proposed Construction; and the 2014 Master Plan. See included [Presentation](#).

Mr. August Alfonso reviewed the timeline for the selection process conducted by the College:

The four respondents qualified and recommended by the College's internal selection committee to present and interview with the Board of Regents are as follows and are listed in the order of their presentations:

- a. Page/Richter Architects/BRW Architects
- b. Perkins + Will/Gignac Architects
- c. PBK Architects
- d. Gensler/Turner Ramirez Architects

The Evaluation Committee members included Dr. Beth Lewis, Lenora Keas, Dr. Rito Silva, Lauren White, Dr. Shannon Ydoyaga, Chuck McKinny, Dr. Jonda Halcomb, Robert Duffie, Patricia Benavides-Dominguez, and August Alfonso. The committee members were provided an opportunity to speak about the process and applicant pool.

Mr. McCampbell thanked the committee and each of the four highly qualified teams.

Dr. Escamilla thanked the various groups that came together to deal with this momentous milestone in Del Mar College's history. He thanked the Board of Regents for all of their work over the past year and a half to get them to this point, he thanked the respondents, all of those who applied and showed an interest in Del Mar College, the Executive Team, the selection committee for bringing four respondents they deem as the most appropriate to select from, and the community for joining the College throughout the course of meetings and various events to get them to this point today, including their listening audience. They have honed the pool down from nine respondents to four and it is their firm belief that as administration and as President and representative of the entire College, bringing these four respondents forward has been a journey for sure and it is one that has yielded four very qualified firms and the College can work with any one of them to move ahead with this most important endeavor.

Mr. McCampbell added his thanks for all of the presenters that would come before them today; stating that it is a prime opportunity for them but it takes a significant commitment, effort, and resources on their part, not just the proposal period, but to pull their team together here today.

Mr. McCampbell explained to the Regents that each firm will have one hour, with the first 35 minutes being their time to present why they think they are the best qualified and the best fit for this project. They will have 15 minutes of questions and answers, followed by a 5 minute summary by the team. David Davila, Director of Purchasing and Business Services, will be keeping them on track with the time. After the four presentations, they will go through a polling process to indicate their preference, and ultimately vote on the Board's choice. Mr.

McCampbell reemphasized that they have a pool of four highly qualified teams and now it is in the Board's hands to discern who is the best fit and who will do the best job for the community, the College, the Board, and of course the students.

The Board went into recess at 8:42 a.m.

The Board reconvened at 9:00 a.m.

Page / Richter Architects / BRW Architects

Mr. Jeffrey Bricker, Vice President, Principal in Charge, Page, and Mr. David Richter, Principal, Richter Architects, along with their team members, presented information to the Board.

The team responded to questions from the Regents and summarized their presentation.

The Board went into recess at 9:49 a.m.

The Board reconvened at 10:00 a.m.

Perkins + Will / Gignac Architects

Mr. Jason Chan, Principal in Charge, Perkins + Will, Mr. Diego Rozo, Sr. Project Manager, Perkins + Will, Mr. Raymond Gignac, Gignac Architects, Principal, and their team members presented information to the Board.

The team responded to questions from the Regents and summarized their presentation.

The Board went into recess for lunch at 11:00 a.m.

The Board reconvened at 11:58 a.m.

PBK Architects

Mr. Cliff Whitingstall, Partner in Charge, PBK Architects, and Mr. Eric Villarreal, Principal/Vice President, of LNV, Inc., along with their team members, presented information to the Board.

The team responded to questions from the Regents and summarized their presentation.

The Board went into recess at 12:49 p.m.

The Board reconvened at 1:00 p.m.

Gensler / Turner Ramirez Architects

Mr. Alan B. Colyer, Principal in Charge, Gensler Architects, and Mr. Phillip Ramirez, Turner Ramirez Architects, along with their team members, presented information to the Board.

The team responded to questions from the Regents and summarized their presentation.

Mr. McCampbell announced the Board was going into Closed Session in accordance with the Texas Open Meetings Act.

The Board went into Closed Session at 1:50 p.m.

The Board ended Closed Session and reconvened in Open Session at 2:16 p.m.

Mr. McCampbell thanked all the teams that submitted proposals for their interest and the commitment made to get to this process to prepare, he understands how much time it takes, staff time to put together a solid proposal and then show up in full force today and present. The Board is going into this with four highly, highly qualified teams, the difficult task for the Regents is to try to pick a first choice and a second choice to go forth to negotiations. It is the Regent's responsibility to make that choice; they will look at the twelve vision statements and come up with the best fit to lead them forward in this process.

The first polling was as follows:

Regents received a sheet with their name and the names of the four firms and they were asked to choose two. Each Regent was asked to vote for a firm once, with eight Regents present, there was a total of 16 votes between the four candidates. Mr. David Davila passed out the sheets and they were tallied and cross checked by two employees of the College and the process was overseen by General Counsel. The tally results were displayed on the screens in the room. The top two preferences were: Page / Richter Architects / BRW Architects and Gensler / Turner Ramirez Architects.

Mr. McCampbell then asked the Regents to discuss the strengths and interest in each of the firms prior to ranking them.

A second polling was used to rank order the two firms preferred in the previous poll, Page /Richter Architects / BRW Architects and Gensler / Turner Ramirez Architects. The sheets were tallied and there was a tie 4 to 4 for each firm.

Mr. McCampbell then asked the two firms to speak and answer questions or concerns the Regents may have and summarize important points.

A third polling was used to rank order the two firms once again due to the tie. After re-polling the Regents, the sheets were tallied and there was a tie 4 to 4 for each firm.

The Board went into Recess at 3:17 p.m.

The Board reconvened in Open Session at 3:30 p.m.

A fourth polling was used to rank order the two firms once again due to the two previous ties. After re-polling the Regents, the sheets were tallied and the result was Page / Richter Architects/ BRW Architects 3 and Gensler /Turner Ramirez Architects 5.

Dr. Escamilla then asked the Board for action directing staff to enter negotiations with the Gensler / Turner Ramirez Architects Team and they will move forward in earnest as quickly as possible in accordance with the College's procurement procedures towards a contract.

Ms. Scott made a motion that the Board select Gensler / Turner Ramirez Architects as their first most highly qualified choice to be the architectural engineering consultant for Del Mar College's new South Side Campus and to authorize the College administration to negotiate an appropriate contract with Gensler / Turner Ramirez Architects. Mr. Watts seconded the motion. There was no further discussion from the Board. There were no public comments. A roll-call vote was taken and the motion carried unanimously, 8-0, amongst Regents present, with Regents McCampbell, Adame, Bennett, Hutchinson, Messbarger, Rivas, Scott and Watts in favor.

Ms. Scott then made a motion that the Board select Page / Richter Architects / BRW Architects as the College's most highly qualified alternate choice to be the architectural engineering consultant for Del Mar College's new South Side Campus and in the event contract negotiations with the College's first choice are unsuccessful, to authorize the College administration an appropriate contract with said firm. Mr. Watts seconded the motion. There was no further discussion from the Board. There were no public comments. A roll-call vote was taken and the motion carried unanimously, 8-0, amongst Regents present with Regents McCampbell, Adame, Bennett, Hutchinson, Messbarger, Rivas, Scott and Watts in favor.

Dr. Escamilla thanked the respondents for their time, energy and resources, he thanked the staff and consultants that have helped the College get to this point.

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

Jack Gordy: Tax dollars and complaint regarding attorney fees.

ADJOURNMENT: The meeting was adjourned at 3:42 p.m.

MINUTES REVIEWED BY GC: /s/AR