

MINUTES OF THE BOARD WORKSHOP  
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT

July 28, 2017

The Workshop Meeting of the Board of Regents of the Del Mar College District convened in the Isensee Board Room, Del Mar College, Corpus Christi, Texas at 10:02 a.m. on Tuesday, July 28, 2017, with the following present:

From the Board:

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

Ms. Hutchinson arrived at 10:07 a.m.

From the College:

Dr. Mark Escamilla, President; Dr. Beth Lewis, Provost and Vice President for Academic Affairs; Mr. Augustin Rivera Jr., General Counsel; Ms. Lenora Keas, Vice President of Workforce Development and Strategic Initiatives; Ms. Claudia Jackson, Executive Director of Strategic Communication and Government Relations; Ms. Tammy McDonald, Executive Director of Human Resources and Administration; Ms. Mary McQueen, Executive Director of Development; Dr. Catherine West, Interim Chief Financial Officer; Ms. Delia Perez, Board Liaison; and other staff and faculty.

Others:

John Strybos, P.E., Associate Vice Chancellor of Facilities Operation and Construction Management, Alamo College District

Scott Meares, President, AG/CM Inc.

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:

1. Discussion of the proposed M&O Budget and the Debt Service Budget for 2017-2018  
(*Goal 7. Resources: Ensure Strong Financial and Operational Capacity*)

Dr. Escamilla stated that today's meeting about the budget is a discussion of internal and external variables, with opportunities and challenges alike. Today's agenda item does not require action to be taken but they would appreciate as much feedback as possible. It is the beginning of how they will formulate their recommendations as they move ahead to the primary budgeting month of August. He indicated that Ms. Lenora Keas will be leading the discussion on the finance side. Ms. Keas, Dr. West and John Johnson were present and available for commentaries.

Ms. Keas thanked the team that put all of the work together, including Tammy McDonald, Claudia Jackson, Dr. West, and John Johnson. Ms. Keas stated that Deans, Administration, Faculty and Staff have been very involved in the budgeting process over the last few months.

Ms. Keas presented the budget information and Dr. Escamilla and Ms. Keas provided input and responded to questions from the Board throughout the presentation. See included Budget Presentation.

Dr. Escamilla reported that during prior budget cycles the College has held tight on tuition and he understands the impact on students when there is an increase. They will review the practices on tuition and as they look for increases to be on a more gradual basis as they move ahead. The College has held back on the overall tax rates, even though they realize it was technically and legally a tax increase, they have held on those rates as the history indicates. What is happening today is not totally unexpected from last year, the tax base was the biggest anomaly. As far as commitment to the employees, they always want to do better, they want to do the best they can afford to do, and the College is in a very solid position. He is confident they will come back with a balanced budget by the end of next month.

Dr. Escamilla stated that the meeting on August 8<sup>th</sup> will provide an opportunity for more discussion.

The Board Chair asked for public comments regarding this item. There were no public comments.

The Board Chair reordered the meeting (with no objection) and opened the floor for General Public Comments.

Mr. Jack Gordy: comment regarding the bylaws, he would like it changed to state that any complaint should be in writing.

Dr. Teresa Klein made an announcement about the College hosting and co-sponsoring the Social Justice Forum on September 15 and 16. Mr. Morris Dees is the guest speaker, he is the cofounder of the Southern Poverty Law Center and there will be additional speakers, with the focus being on social justice.

Mr. McCampbell announced a recess at 12:00 p.m.

The Board reconvened at 12:16 p.m.

2. Discussion and possible action to authorize the Administration to adopt new evaluation criteria for the Request for Qualifications (RFQ) selection process for Architectural/Engineering Services and the Request for Proposal (RFP) selection process for Construction Manager-at-Risk Services.....Mr. August Alfonso  
(Goal 7. Resources: Ensure Strong Financial and Operational Capacity)

Mr. McCampbell reminded the meeting attendees and viewing audience that over the last few months the Board has been discussing a new process, reviewing and revising their criteria and rolling new things out and this is the next iteration of that discussion.

Dr. Escamilla added that as they move into the procurement and construction methodology, he would like an opportunity to frame what the College will discuss today. At the July meeting they spent a lot of time going through the College's procurement methodologies and today is another opportunity. This includes both the 2014 and 2016 Capital Improvement Programs at Del Mar College. The items that they have discussed with the methodologies and procurement on the 2014 Bond have not changed and they will bring those back to the Board for final resolution. They will focus on the 2016 Bond today because it has the shortest timelines for procurement purposes in order for the College to meet the timelines they have set forth. The presentation will be brought forth by Mr. August Alfonso, and also present today to assist with this discussion is Scott Meares from AG/CM, AG/CM is the College's program managing firm, and John Strybos, Associate Vice Chancellor of Facilities at Alamo Community College. Dr. Escamilla thanked Mr. Meares and Mr. Strybos in their service to the College.

Mr. Alfonso stated that today for the Board's consideration are two evaluation criteria that will be presented today for architectural and engineering services when the College goes out for RFQs as well as solicitation for construction manager at risk. In an effort to provide the Board of Regents as much information as possible, they have invited Scott Meares and John Strybos to today's meeting. Mr. Alfonso indicated that this information has been a team effort which included David Davila, Director of Purchasing and Business Services, and Robert Duffie, Director of Facilities.

The presentation contained significant details and information; Mr. Alfonso, Mr. Meares and Mr. Strybos responded to questions from the Regents. See included [Capital Improvement Program Presentation](#).

After discussion of item 2, the Board provided further input to administration as to how to proceed with Regular Agenda Item 2, in conjunction with Items 3 and 4. No discussion was conducted on Regular Agenda Items 3 and 4 because Items 2, 3, and 4 will be brought back to the Board at a later date.

3. Discussion and possible action to authorize the Administration to issue a Request for Qualifications (RFQ) to solicit Architectural/Engineering Services for the 2016 Capital Improvement Program – South Side Campus Construction Project.....Mr. August Alfonso (Goal 7. Resources: Ensure Strong Financial and Operational Capacity)
4. Discussion and possible action to authorize the Administration to issue a Request for Proposal (RFP) and the use of Construction Manager-at-Risk as the construction delivery method in the solicitation of General Construction Services for the 2016 Capital Improvement Program – South Side Campus Construction Project.....Mr. August Alfonso (Goal 7. Resources: Ensure Strong Financial and Operational Capacity)

The Board did not go into Closed Session.

GENERAL PUBLIC COMMENTS – 3-minute time limit

Mr. McCampbell provided a second opportunity to provide general public comments. No general public comments were made.

CALENDAR: Discussion and possible action related to calendaring dates.

ADJOURNMENT: The meeting was adjourned at 1:58 p.m.

MINUTES REVIEWED BY GC: /s/AR