

June 3, 2026

BOARD OF REGENTS' WORKSHOP

The **Workshop** of the Board of Regents of the Del Mar College District will convene at **10:30 a.m., Tuesday, June 9, 2026**, at the Center for Economic Development, 3209 S. Staples, Room 106, Corpus Christi, Texas.

AGENDA

CALL TO ORDER

QUORUM CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

DMC VISION STATEMENT: *Del Mar College empowers our communities to achieve their dreams.*

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

- Specific Public Comments will be allowed on agenda items prior to action by the Board.
- General Public Comments may be moved on the agenda at the discretion of the Board Chair and as an accommodation to those in attendance.
- Pursuant to the Texas Open Meetings Act, the College is limited in responding to public comments or inquiries as follows:
 1. Provide a statement of specific factual information in response to an inquiry.
 2. Recite existing policy in response to an inquiry.
 3. Propose placing the subject of the inquiry on the agenda for a subsequent meeting.

(Tex. Govt. Code Section § 551.042)

ITEMS OF BUSINESS:

1. Discussion relating to facilities including financing, budget, and calendar
..... Tammy McDonald, Dr. Cathy West, Jackie Landrum and Dr. Patricia Benavides-Dominguez
(II: Elevate, Goal 2: Maximize resources entrusted to the College)

Public comments for this agenda item

2. 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; and
- b. **TEX. GOV'T CODE § 551.087:** (Deliberation Regarding Economic Development), regarding discussion or deliberation of information received from a business prospect with which the College is conducting economic development negotiations and/or the deliberation of an offer of a financial or other incentive to a business prospect, with possible discussion and action in open session; and,
- c. **TEX. GOV'T CODE § 551.074(a)(1):** (Personnel matters), regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, including Evaluation of College President.

CALENDAR: Discussion and possible action related to calendaring dates.

ADJOURNMENT

PUBLIC NOTICE is given that the Board may elect to go into executive session at any time during the meeting in order to discuss matters listed on the agenda, when authorized by the provisions of the Open Meetings Act, Chapter 551, of the Texas Government Code.



DEL MAR COLLEGE

Board Workshop

Capital Projects & Finance Plan

June 9, 2026

Tammy McDonald, Vice President of Administration & HR

Dr. Cathy West, Director of Accounting & Treasury Officer

Jackie Landrum, Assistant Comptroller & Budget Analyst

Dr. Patricia Benavides-Dominguez, Vice President of Student Affairs

Capital Projects Facility Priorities



Heritage - Fine Arts

- Instructional & Performance
- Built in 1987
- Addition in 2010
- 69,000 sq ft
- Needs
 - RFP Issued in Summer 2025
 - Current Bid \$17,900,000
 - Envelope
 - Electrical & Lighting
 - HVAC
 - Repair finishes damaged from water intrusion



Heritage - Harvin Center

- Student Support Services
- Built in 1959
- 90,131 sq ft
- Needs
 - Estimate \$27,000,000
 - Envelope
 - HVAC
 - Finishes (repair/replace)
 - Adaptive reuse of space



Heritage - Richardson Performance Hall

- Performance Multi Use
- Built in 1951
- 34,600 sq ft
- Needs
 - Estimate \$20,000,000
 - Envelope
 - HVAC
 - Structural



Heritage - Center for Early Learning

- Child Care & Instructional
- Built in 2002
- 27,000 sq ft
- Needs
 - Estimate \$8,000,000
 - Envelope
 - HVAC
 - Repair finishes damaged from water intrusion



Heritage - Heldenfels Administration

- Administration
- Built in 1972
- 17,600 sq ft
- Needs
 - Estimate \$6,000,000
 - Envelope
 - HVAC
 - Adaptive reuse of space



Heritage - Garcia Science Building

- Instructional
- Built in 1983
- 52,900 sq ft
- Needs
 - Estimate \$2,000,000
 - Roof
 - Science lab fume hood replacement



Windward - Public Safety

- Instructional
- Built in 2006
- 54,000 sq ft
- Needs
 - Estimate \$10,000,000
 - Envelope
 - Repair finishes damaged from water intrusion



Windward - Barth Learning Resources Center

- Library/Learning Resource
- Built in 1988
- 16,556 sq ft
- Needs
 - Estimate \$10,000,000
 - Envelope
 - HVAC
 - Repair finishes damaged from water intrusion



Windward – CDL Program Training Yard

- CDL/Truck driving program
 - Began in 2001
 - Current yearly graduates of 250-300
- Current concrete training pad
200x320 sq. ft.
- Needs
 - \$3,000,000
 - Concrete pad expansion of
an additional 200x320 sq. ft.
for increased training capacity



Windward - General Purpose

- Built in 1962
- 19,023 sq ft
- Demolition
 - Estimate \$1,000,000



Windward - Water Resource

- Water Well & Filtration System
 - Estimate \$500,000
 - Chilled water system (HVAC)
 - Irrigation
 - Fire program



Oso Creek - Effluent Water Project

- Estimate for both phases \$2,000,000
- Phase 1
 - Design-build & piping of water from Bill Witt to Oso Creek pond
- Phase 2
 - Install filtration system for use in chilled water equipment (HVAC)



Proposed Level 1 Priority Capital Projects

Level 1 Proposed Priority Capital Projects as of June 2026

Campus	Project	Budget
Heritage	Fine Arts Renovation	17,900,000
	Harvin Renovation	27,000,000
	Richardson Performance Hall(Envelope, HVAC, Structural)	20,000,000
	Center for Early Learning (Envelope, HVAC, Finishes)	8,000,000
	Heldenfels (Envelope & HVAC)	6,000,000
	Garcia Science Building Fume Hood and Roof Replacement	2,000,000
Subtotal		80,900,000
Windward	Public Safety (Envelope & Finishes)	10,000,000
	Barth Library (Envelope, HVAC, Finishes)	10,000,000
	CDL Program Expansion (concrete pad expansion)	3,000,000
	General Purpose Building Demolition	1,000,000
	Water Resource; (Well & filtration system)	500,000
Subtotal		24,500,000
Oso Creek	Effluent Water Project (Phase 1 & 2)	2,000,000
	Phase 1; water to pond Phase 2; filtration system	
	Grand Total Level 1	107,400,000

Proposed Level 2 Priority Capital Projects

Level 2 A Proposed Priority Capital Projects as of June 2026

Flato Technology Renovation	10,000,000
Elevator Replacements or Upgrades-Multiple Buildings	7,500,000
HVAC/Air Handler Units - Replacements Multiple Buildings	5,000,000
Building Envelope (Roof and Walls) Multiple Buildings	4,000,000
Upgrade fire & security camera systems	4,000,000
Total	30,500,000
Grand Total Level 1 & Level 2 A	137,900,000

Level 2 B Proposed Priority Capital Projects as of June 2026

Flato - Demo	1,000,000
New Construction to replace Flato - Phase 2 of WDC	25,000,000
Total	26,000,000
Grand Total Level & Level 2 B	133,400,000

Capital Projects Plan of Finance



Discussion Points

- Types of Debt
- Financing Options
- Impact on Budget FY 2027



Revenue Bonds

Best Strategic Use

- Major Capital Projects, New Buildings, Large Campus Expansions

Source of Repayment

- Pledged Revenues – Tuition & Fees, Other Designated Revenues

Election Requirement

- No Public Vote Required

Term Length

- Up to 30 Years

True Interest Rate

- 5.07%

Total Interest Cost

- Approximately \$87m over 30 Years

Issuance Costs

- Generally Higher Issuance Cost
- Requires Reserve I & S Fund

Maintenance Tax Notes

Best Strategic Use

- Maintenance, Repair, Renovations
- Smaller Capital Projects & Infrastructure Needs

Source of Repayment

- Maintenance & Operations Budget Dollars

Election Requirement

- No Public Vote Required

Term Length

- Up to 20 Years

True Interest Rate

- 4.40%

Total Interest Cost

- Approximately \$49m over 20 Years

Issuance Costs

- Generally Lower Issuance Cost
- No Reserve I & S Fund

Financing Option Estimates for Capital Projects

Maintenance Tax Notes - FY 2027		Revenue Bonds - FY 2028		Cash Available Now		Totals
Project	Budget	Project	Budget	Project	Budget	
Fine Arts	17,900,000	Harvin Center	27,000,000	Oso Creek Effluent Water	2,000,000	46,900,000
Richardson Auditorium	20,000,000	Flato Technology Renovation (Level 2)	10,000,000	General Purpose Demolition	1,000,000	31,000,000
Center for Early Learning	8,000,000	Building Envelope Repairs (Level 2)	4,000,000	Windward Water Well	500,000	12,500,000
Heldenfels	6,000,000	Elevator Upgrades (Level 2)	7,500,000	Upgrade Fire & Security Camera Systems (Level 2)	4,000,000	17,500,000
Garcia Science Building	2,000,000			Windward - CDL Program Expansion	3,000,000	5,000,000
HVAC/Air Handler Units (Lev	5,000,000					5,000,000
Public Safety	10,000,000					10,000,000
Barth Library	10,000,000					10,000,000
Total	\$ 78,900,000	Total	\$ 48,500,000	Total	\$ 10,500,000	\$ 137,900,000

*Estimated Project Budget Dollars

Maintenance Tax Notes Scenario

Budget Impact for FY 2027

- Issuance of \$80 million
- Date of Issuance – Fall 2026 Time Frame
- Term Length – 20 Years
- Types of Projects Limited to:
 - Renovations
 - Maintenance
 - Equipment
 - Infrastructure
 - No New Construction or Change in Footprint



Maintenance Tax Notes

Budget Impact for FY 2027

Total M & O Debt Service	\$ 6,184,474
Less Current Budget Items:	
Existing Revenue Bond Debt	1,951,500
Deferred Maintenance	<u>1,435,000</u>
Budget Needed for New M & O Debt	<u>\$ 2,797,974</u>

Revenue Bond Scenario FY 2028

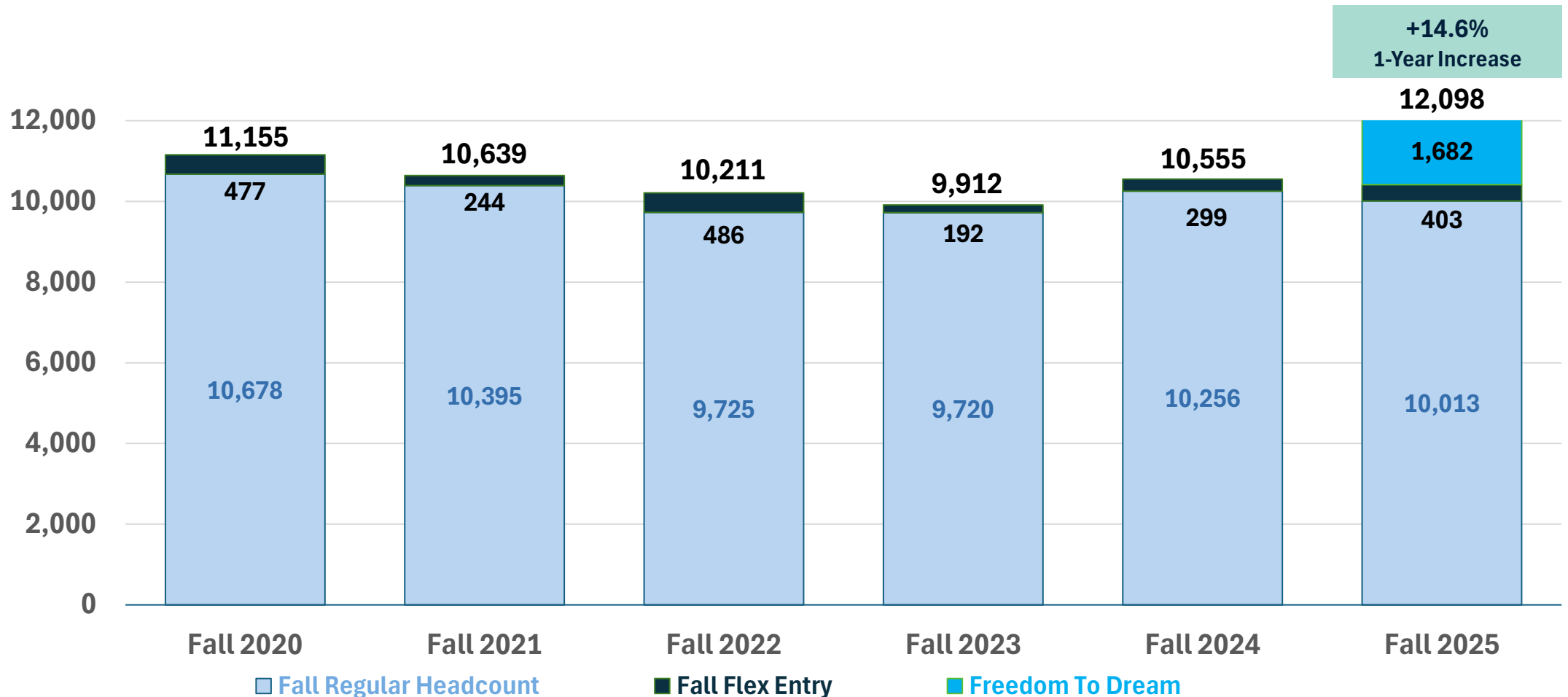
- Issuance of \$48.5 million
- Date of Issuance – During FY 2028
- Term Length – 30 Years
- FY 2028 Budget Impact To Be Determined
- Types of Projects:
 - New Construction
 - Renovations
 - Infrastructure



Enrollment



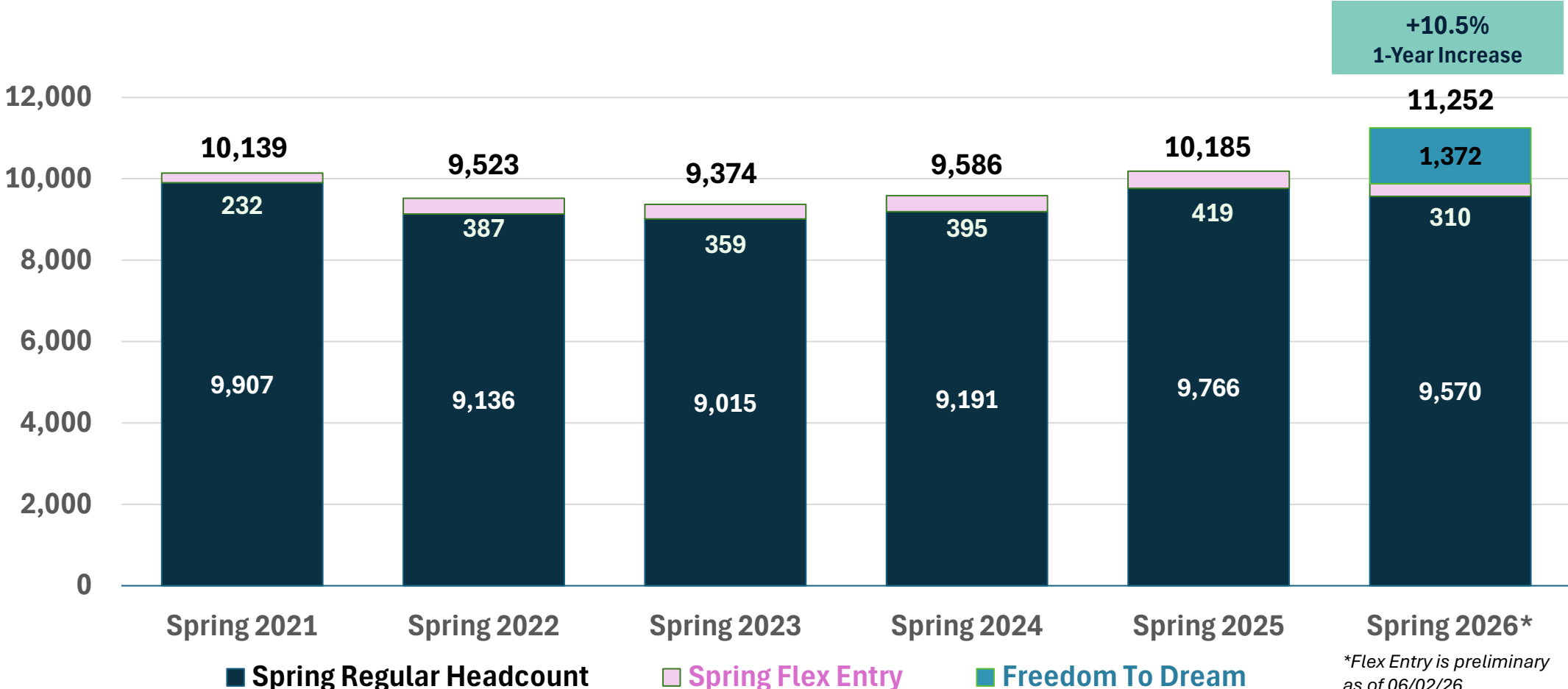
Fall Academic Credit Headcount



Fall Flex entry is reported in Spring, unduplicated headcount excludes students already reported in regular Fall.

Note: A student is counted only once regardless of the number of classes enrolled in. Data Source: Texas Higher Education Coordinating Board.

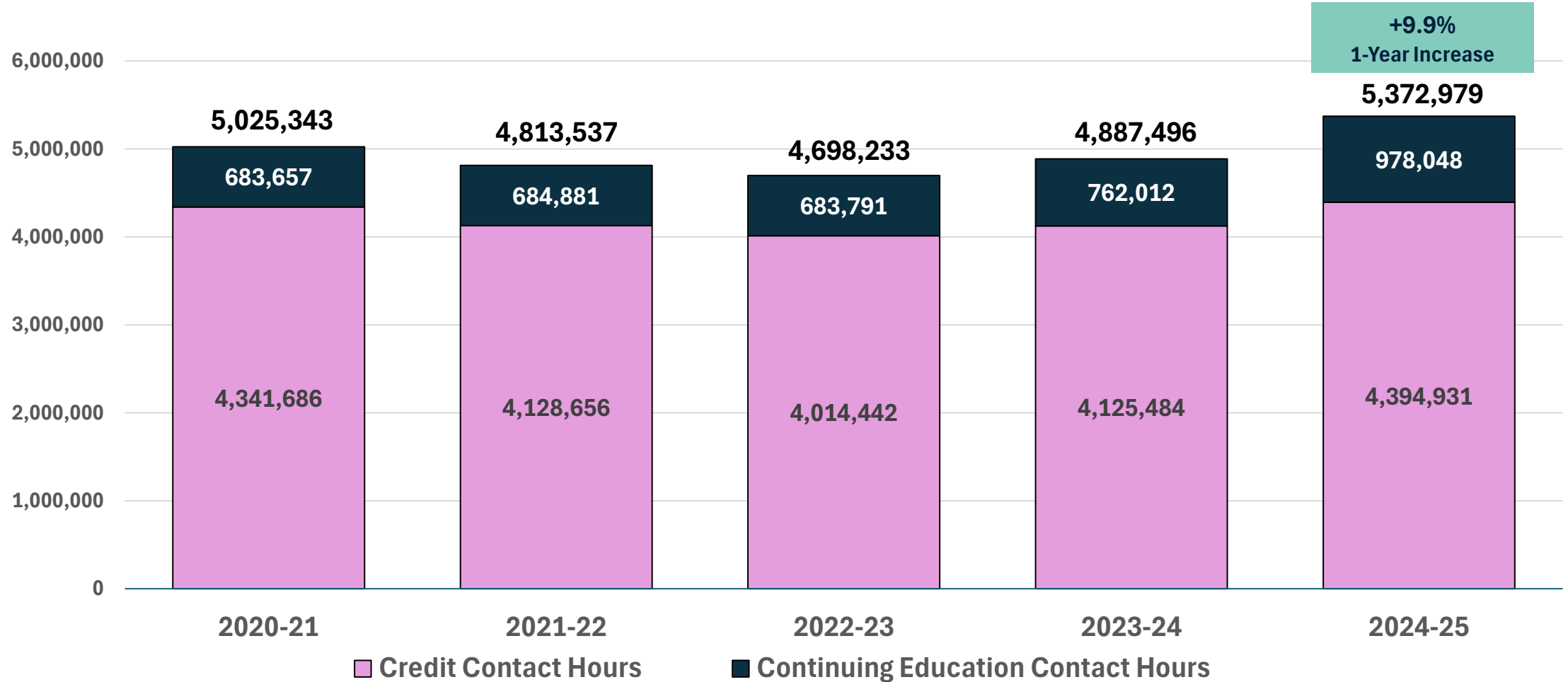
Spring Academic Credit Headcount



Spring Flex entry is reported in Summer I, unduplicated headcount excludes students already reported in regular Spring.

Note: A student is counted only once regardless of the number of classes enrolled in. Data Source: Texas Higher Education Coordinating Board.

Total Annual Contact Hours for Credit and Continuing Education Courses



Note: Annual Credit Contact Hours are for Fall, Spring, and Summer Semesters. Continuing Education Contact Hours are for Quarters 1-4.

