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Committee for Facilities
[Ellis Skinner (Chair), Penny Forrest, John Hatchel]

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Ray Fried

(c) denotes Consent Agenda Item
Board Meeting Date: February 09, 2017

Proposed By: Jonathan Hoekstra, Vice Chancellor & Chief Financial Officer

Subject: Authorization to enter into Electric Energy contracts greater than $1,000,000

Background: During the 84th Legislative Session the passage of Senate Bill 20 amended the Government Code to make comprehensive changes to state agency contracting, purchasing, and accounting procedures. The Bill established requirements applicable to contracts with a value in excess of $1 million. This included the requirement that the TSTC Board of Regents must approve and sign contracts with a value greater than one million dollars. Senate Bill 20 has a provision for the Governing Board to delegate to the Chancellor or his Designee this authority.

Justification: Texas State Technical enters into electric energy purchase contracts that exceed $1,000,000. Due to the fluctuation of pricing in the electrical market it is prudent to delegate the authority, to approve and sign these contracts timely, to the Chancellor or Designee to take advantage of the market movement and the most advantageous pricing.

Additional Information: None

Action Schedule: Approve Delegation of Authority

Fiscal Implications: Funds available as currently budgeted.

Attestation: This Minute Order is in compliance with all applicable laws and regulations to the best of my knowledge.

Attachment(s): Letter from Legal Counsel

Recommended Minute Order: “The Board of Regents authorizes the Chancellor or his designee to enter into and sign contracts in excess of One Million Dollars to purchase electrical energy at Texas State Technical College campuses”.

TSTC-0-V-006 (08-01)
Recommended By:

Ray Fried, Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance
January 18, 2017

Mr. Michael Reeser
Chancellor
Texas State Technical College System
3801 Campus Drive
Waco, Texas 76705

RE: Authorization to enter into Electric Energy contracts greater than One Million Dollars ($1,000,000.00).

Dear Chancellor Reeser:

As requested, I have considered the legal ramifications of the delegation of authority from the Board of Regents to the Chancellor or his designee to enter into and sign contracts in excess of One Million Dollars ($1,000,000.00) for the purchase of goods or services.

During the 84th Legislative Session comprehensive changes were made to the Government Code. Generally the TSTC Board of Regents alone has authority to approve and sign contracts with a value of One Million Dollars ($1,000,000.00) or greater. However, among the changes made to the Government Code is a provision that allows the TSTC Board of Regents to delegate this authority to the Chancellor or his designee.

TSTC enters into electric energy purchase contracts that exceed One Million Dollars ($1,000,000.00). In order to take advantage of pricing fluctuations in the electrical market it would be prudent to delegate authority to sign these contracts to the Chancellor or his designee to ensure the most advantageous pricing possible for TSTC.

Having reviewed the changes to the Government Code, after the passage of Senate Bill 20 during the 84th Legislative Session, it is my opinion that the delegation of authority from the Board of Regents to the Chancellor or his designee to enter into and sign contracts in excess of One Million Dollars ($1,000,000.00) for the purchase of goods or services comports with state law and TSTC policy, and that this delegation is in the best interest of TSTC students as well as the State of Texas.

If you have any questions or need additional information, please advise.

Respectfully submitted,

Edward C. Vallejo, J.D.
Associate General Counsel

cc: Ray Rushing, J.D.
General Counsel of TSTC and Secretary, TSTC Board of Regents

Ray Fried
Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance
Board Meeting Date: February 09, 2017

Proposed By: Jonathan Hoekstra, Vice Chancellor & Chief Financial Officer

Subject: Approval of Project and Budget for Statewide Campus Signage and Wayfinding

Background: In connection with the merger of Texas State Technical College from a multi-college institution to a single institution, many of the monument signs and wayfinding on the individual campuses are obsolete and not consistent with the single, unified brand concept. This statewide project will conform the campus signage and wayfinding to an updated brand standard.

Justification: Brand recognition and consistency aligns with the College’s integrated marketing strategy.

Additional Information: TSTC engaged a signage consultant as a part of the design scope for the Fort Bend Brazos Center. Examples of this effort include the standardized TSTC Monument sign developed during the design process for the Fort Bend Campus Industrial Technology Center and was constructed on the Fort Bend Campus and the half-scale monument sign under construction at the North Texas Campus by a separate contract.

The proposed project will prioritize the need and construct signage at the TSTC campuses.

Action Schedule: Approve Project and Budget MO 03-17(c)
Fiscal Implications: Funds available as currently budgeted.

Attestation: This Minute Order is in compliance with all applicable laws and regulations to the best of my knowledge.

Attachment(s): None

Recommended Minute Order: “The Board of Regents approves the Statewide Signage and Wayfinding Project, the budget of $780,000, and further authorizes the Chancellor or his designee to proceed with the project”.

TSTC-0-V-006 (08-01)
Recommended By:

Ray Fried, Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance
Proposed By: Jonathan Hoekstra, Vice Chancellor & Chief Financial Officer

Subject: Approval of Project and Budget for the HVAC Replacement in Building 5SO1 Academics / Technology Center / Learning Resource Center at Texas State Technical College in Marshall

Background: The heating and air conditioning units in the 5SO1 building have reached the end of their useful life and are no longer effective and efficient.

Justification: Replacement of these units will create a comfortable learning environment and reduce both maintenance and deferred maintenance costs.

Additional Information: Texas State Technical College will solicit a design build performance contract to replace the HVAC System.

Action Schedule: Approve Project and Budget MO 04-17(c)

Fiscal Implications: Funds available as currently budgeted.

Attestation: This Minute Order is in compliance with all applicable laws and regulations to the best of my knowledge.

Attachment(s): Campus Map

Recommended Minute Order: “The Board of Regents approves the Heating Ventilation and Cooling Project and the budget of $1,000,000 and authorizes the Chancellor or his designee to proceed with the project”.

Recommended By: Ray Fried, Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance
Board Meeting Date: February 09, 2017
Proposed Minute Order #: 05-17(c)

Proposed By: Jonathan Hoekstra, Vice Chancellor & Chief Financial Officer

Subject: Acceptance of the Renovation of the John B. Connally Building Third Floor at Texas State Technical College in Waco to House the Statewide Collaboration Center

Background: Construction on the Statewide Collaboration Center began in Fiscal Year 2016 with the objectives to provide capacity for larger statewide divisions to meet and to relocate certain administrative offices from facilities that were reaching end of life state. By Minute Order 25-16 the Board of Regents approved the Budget to renovate the Third Floor of the John B. Connally to accommodate the TSTC State Wide Meeting Center and Administrative Offices.

Justification: The construction is on schedule and TSTC administration anticipates completion of the renovation in February 2017.

Additional Information: None

Action Schedule:
- Approve Concept MO 40-15
- Approve Project Budget MO 25-16
- Accept Project MO 05-17(c)

Fiscal Implications: Funds available as currently budgeted.

Attestation: This Minute Order is in compliance with all applicable laws and regulations to the best of my knowledge.

Attachment(s): None

Recommended Minute Order: “The Board of Regents authorizes the Chancellor or Designee to accept the Renovation of the Third Floor of the John B. Connally Building at Texas State Technical College in Waco upon receipt of the Certificate of Substantial Completion and to pay the contractor ninety-five percent of the construction cost pending final acceptance. Upon receipt of notification of final acceptance, the Board of Regents authorizes the Chancellor or his designee to make final payment due to the contractor in the full amount.”
Recommended By:

Ray Fried, Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance
Board Meeting Date: February 09, 2017  
Proposed Minute Order #: 06-17(c)  

Proposed By: Jonathan Hoekstra, Vice Chancellor & Chief Financial Officer  

Subject: Accept Renovation of Building 4AUT and Building 4BCT at Texas State Technical College in Sweetwater  

Background: By Minute Order 4-16 the Board of Regents approved the project and budget to renovate Building 4 AUT to expand the Welding program and Building 4 BCT to expand the Diesel Program on the TSTC Sweetwater campus.  

Justification: The construction is on schedule and TSTC administration anticipates completion of the renovation in February 2017.  

Additional Information: The Diesel and Welding programs continue to be high performing programs.  

Action Schedule:  
- Approve Project Budget  
- MO 04-16  
- Accept Project  
- MO 06-17(c)  

Fiscal Implications: Fund available as currently budgeted.  

Attestation: This Minute Order is in compliance with all applicable laws and regulations to the best of my knowledge.  

Attachment(s): Campus Map  

Recommended Minute Order: “The Board of Regents authorizes the Chancellor or Designee to accept the Renovation of Building 4AUT and Building 4BCT at Texas State Technical College in Sweetwater and upon Substantial Completion to pay the contractor ninety-five percent of the construction cost pending final acceptance. Upon final acceptance, the Board of Regents authorizes the Chancellor or his designee to make final payment due to the contractor in the full amount.”  

Recommended By:  

Ray Fried, Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance
Board Meeting Date: February 09, 2017

Proposed By: Jonathan Hoekstra, Vice Chancellor & Chief Financial Officer

Subject: Approve the concept to rework and replace failing paving at the Texas State Technical college campus in Sweetwater

Background: The loop road and parking lots at the TSTC Sweetwater campus are constructed of asphalt paving. The asphalt paving and sub base is showing significant wear and failing in some locations.

Justification: It is important to make repairs timely to extend the life of the paving and sub base.

Additional Information: Texas State Technical College will solicit a design engineer to determine the extent and scope of repairs.

Action Schedule: Approve Concept MO 07-17(c)

Fiscal Implications: Fund available as currently budgeted.

Attestation: This Minute Order is in compliance with all applicable laws and regulations to the best of my knowledge.

Attachment(s): Campus Map

Recommended Minute Order: “The Board of Regents approves the concept to repair and replace asphalt paving on the Sweetwater Campus and delegates the authority to the Chancellor or his designee to move forward on the engineering design of the project”

Recommended By: Ray Fried, Associate Vice Chancellor for Facilities, Planning, Construction, and Maintenance.
## Texas State Technical College
### Major Facility Projects-Status Update February 2017

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Campus</th>
<th>Managing Campus</th>
<th>Delivery Method</th>
<th>Fund Source</th>
<th>Cost Allocation</th>
<th>Required Approvals</th>
<th>% Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovation of Building 20PM Engineering Center (Phase 2)</td>
<td>Harlingen</td>
<td>Harlingen</td>
<td>Construction Manager At Risk</td>
<td>Tuition Revenue Bonds $3,750,000</td>
<td>Architect/Engineer $250,000</td>
<td>Approve Concept</td>
<td>7%</td>
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<tr>
<td>Central Chiller Plant Engineering and design</td>
<td>Harlingen</td>
<td>Harlingen</td>
<td>Request for qualifications</td>
<td>Designated Tuition $40,000</td>
<td>Engineering / Design $599,500</td>
<td>Approve Concept</td>
<td>72%</td>
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<td>Replace Central Chiller Plant</td>
<td>Harlingen</td>
<td>Harlingen</td>
<td>Construction Manager At Risk</td>
<td>HEAF Bonds $8,000,000</td>
<td>Construction $7,840,000</td>
<td>Approve Concept</td>
<td>19%</td>
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<tr>
<td>The Brazos Center (Building #2)</td>
<td>Harlingen</td>
<td>Harlingen</td>
<td>Construction Manager At Risk</td>
<td>Tuition Revenue Bonds $14,950,000</td>
<td>A/E $916,000</td>
<td>Approve Concept</td>
<td>22%</td>
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<tr>
<td>Replace Water and Sewer Infrastructure on Main Campus</td>
<td>Waco</td>
<td>Waco</td>
<td>Competitive Sealed Proposal</td>
<td>HEAF Bonds $8,700,000</td>
<td>Architect/Engineer $1,169,871</td>
<td>Approve Concept</td>
<td>10%</td>
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<tr>
<td>Renovate Building JBC Third Floor For TSTC Statewide Collaboration</td>
<td>Waco</td>
<td>Waco</td>
<td>Construction Manager At Risk</td>
<td>HEAF Bonds $1,747,500</td>
<td>A/E $120,000</td>
<td>Approve Concept</td>
<td>95%</td>
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### Additional Information
- **MO 34-13**
- **MO 55-15**
- **MO 19-14**
- **MO 19-14**
- **MO 46-14**
- **MO 48-16**
- **MO 05-17(c)**
- **Fall 2017**
- **Fall 2017**
- **Fall 2017**
- **Fall 2017**
- **MO 07-16**
- **MO 25-16**
- **Fall 2017**

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14/15
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Campus</th>
<th>Managing Campus</th>
<th>Delivery Method</th>
<th>Fund Source</th>
<th>Cost Allocation</th>
<th>Required Approvals</th>
<th>% Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accept real property and Construct TSTC West Texas Industrial Technology Center</td>
<td>Abilene</td>
<td>Sweetwater</td>
<td>Construction Manager At Risk</td>
<td>Tuition Revenue Bonds $12,000,000</td>
<td>Architect/Engineer $711,500</td>
<td>Approve Concept MO 49-14</td>
<td>0%</td>
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<td></td>
<td></td>
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<td>Gifts and Donations $250,000</td>
<td>Construction $10,750,000</td>
<td>Issue Bonds Spring 2016</td>
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<td>Const. Auxiliary Services $250,000</td>
<td>Approved MO Amount $12,000,000</td>
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<td>Owners Cost $538,500</td>
<td>Approve Project and Budget MO 08-16</td>
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<td>Subtotal Funds $12,250,000</td>
<td>Subtotal Construction $12,250,000</td>
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<td>Approve Land Purchase from Donation Accept Project Summer 2018</td>
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<td>Additional Information</td>
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<td>Gifts and donations $250,000</td>
<td>Land purchase $250,000</td>
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<td>TPFA $3,540,000</td>
<td>Equipment, FFE, IT $3,540,000</td>
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<td>Sweetwater</td>
<td>Construction Manager At Risk</td>
<td>HEAF Bond $1,554,500</td>
<td>Architect/Engineer $99,400</td>
<td>Approve Project and Budget MO 04-16</td>
<td>75%</td>
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<td>Construction $1,175,000</td>
<td>Approved MO Amount $1,750,000 Accept Project MO 06-17(c)</td>
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<td>Owners Cost $175,600</td>
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<td>Instructional equipment $104,500</td>
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<td>Total Funds $1,554,500</td>
<td>Total Cost $1,554,500</td>
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<td>TSTC Monument and Wayfinding Project</td>
<td>Statewide</td>
<td>Statewide</td>
<td>Construction Manager at Risk</td>
<td>HEAF Bond $780,000</td>
<td>Construction $780,000</td>
<td>Approve Project and Budget MO 03-17(c)</td>
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<td>HVAC Replacement</td>
<td>Marshall</td>
<td>Marshall</td>
<td>Design Build Performance Contract</td>
<td>HEAF Bond $1,000,000</td>
<td>Construction $1,000,000</td>
<td>Approve Project and Budget MO 04-17(c)</td>
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<td>Rework and Replace Paving</td>
<td>Sweetwater</td>
<td>Sweetwater</td>
<td>RFQ</td>
<td>HEAF Bond $40,000</td>
<td>Engineering / Design $40,000</td>
<td>Approve Concept and design project MO 07-17(c)</td>
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