

## TARRANT COUNTY COLLEGE DISTRICT

Governance Meeting of  
the Board of Trustees  
September 12, 2019  
2:00 p.m.

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1. Call to Order. The Board of Trustees conducted its Governance Committee meeting on September 12, 2019 in the District Offices, May Owen Center, with Mr. Conrad Heede presiding. Other trustees present were Mr. Bill Greenhill, Dr. Gwen Morrison, Mrs. Teresa Ayala, Dr. Michael Evans, Dr. Diane Patrick and Mr. Kenneth Barr. Also present were Chancellor Giovannini and members of the TCCD staff.

2. Review of Proposed Board Action Items for September 19, 2019.

- a. Consideration and Approval of Policy Additions/Revisions to TASB Local Policies AFA, BCC, BE, BGC, CM, CR, DAA, DBA, DBD, DC, DEB, DEC, DEE, DGBA, DH, DIAA, DLA, DM, EDAA, FFDA, FJ, FLAA and FMA – Ms. Lauren McDonald, Attorney

The majority of the policy changes were title changes due to restructuring with the exception of AFA (Local) and DH (Local). AFA is recommended for deletion because the process has been incorporated into TCCD's standard procedures. DH has incorporated the prohibition of storage of personal data on TCCD property. Dr. Morrison expressed concern about the policing of the policy. A notice would be sent to all employees notifying them of the revised policy. Policing the policy will be a work in progress and can be further explored with Human Resources.

- b. Consideration and Approval of Ten (10) Year Lease Agreement between TCCD and Texas A&M Board of Regents for Tarleton State University Shared Space at Trinity River Campus Amount: \$2,000,010.00 (paid to TCCD) – Mr. Gary Preather, Associate Vice Chancellor for Real Estate and Facilities

Finalization of the agreement that has been in the works for two years. The amount will be paid to TCCD in one lump sum.

- c. Consideration and Approval of One (1) Year Contract Renewal with Tradesman to Provide Leased Labor Services Amount: \$1,250,000.00 (Not to Exceed) – Mr. Preather

Allows for leased labor to augment staff during periods of staff shortages which occasionally occurs in grounds keeping, plant operations and project managers. The Board requested to have the company quantify their level of WBE participation.

- d. Consideration and Approval of Contract with Enviromatic to Provide Building Automation Upgrades at Northeast Campus Amount: \$161,227.26 – Mr. Preather

The contract will help with environmental control and energy efficiency.

- e. Consideration and Approval of Deductive Change Order with Empire Roofing for Roof Restoration Services at Southeast Campus Amount: (\$93,200.70) CREDIT – Mr. Preather

This is the return of owner contingency dollars.

- f. Consideration and Approval of Contract with Skanska USA Building to Provide Pre-construction Services at Northwest Campus Amount: \$225,000.00 (Not to Exceed) – Mr. Preather

Preconstruction services that will allow CMAR to work with a design professional to help establish a construct ability plan, schedule, cost verification, and obtain information to start the process for GMP.

- g. Consideration and Approval of Contract with Weatherproofing Services to Restore Roofing on East Fork, West Fork, and Clear Fork Buildings at Trinity River Campus Amount: \$820,005.78 – Mr. Preather

This falls within our roof management plan and allows for refurbishing instead of replacement of roofs which allows for a savings of 30-50 percent and gives a 20 year roof system. The current roofs are approximately 18-20 years old and this will maintain the silver leaf rating for the roof system.

- h. Consideration and Approval of Contract with the City of Hurst to Sell 7.4 Acre Outparcel at Northeast Campus 828 Harwood Road, Hurst, TX *and* Approval for the Chancellor to execute all documents necessary to close the transaction Amount: \$645,000.00 (paid to TCCD)- Mr. Preather

Sell the property that TCCD cannot use for educational purposes due to the proximity to gas wells. Hurst plans to use the property for an animal shelter and a community dog park. Restrictions can be placed in the deed to ensure that no other uses for the property are used in the future

- i. Consideration and Approval of Contract with RBR Real Estate Holdings, LLC to Sell 1.996 Acres Property at 1500 Houston Street (May Owen Center) and associated parking lots, Fort Worth, TX *and* Approval for the Chancellor to execute all documents necessary to close the transaction Amount: \$14,000,000.00 (paid to TCCD) – Mr. Preather

TCCD will be allowed to occupy the property until September 2021 with a payment of one (1) dollar per year. Maintenance and insurance of the property will be the responsibility of TCCD. Taxes will not need to be paid. The Board has been previously briefed on this subject and there have been no further changes since that time.

- j. Consideration and Approval of Contract with Solid Border for Purchase of Cisco EAS Email Security Appliance Amount: \$109,388.00 – Mr. Bob Pacheco, Chief Technology Officer

Contract will help with spam and phishing within TCCD's email.

- k. Consideration and Approval of Contract with Gale Cengage for Purchase of Gale Library Databases Amount: \$120,000.00 (Not to Exceed) – Mr. Pacheco

Master contract which controls virtual data bases in all campuses for students, staff and the community.

- I. Consideration and Approval of Contract with Oracle America for Purchase of Oracle Campus Licensing Adjustments Amount: \$173,577.70 – Mr. Pacheco

An increase for usage for additional users do to growth of TCCD.

- m. Consideration and Approval of Proposed Title Revisions of Board President to Board Chair and Board Vice President to Board Vice Chair – Ms. McDonald

The Texas Association of School Boards (“TASB”) has advised that a college cannot change Legal Polices. It can change Local policies, however changing titles will cause a discrepancy between Legal and Local versions of the policies.

- n. Consideration and Approval of Contract with Ayers Saint Gross, Inc. for Consulting Services Related to Capital Planning and Implementation of 3 Goals 8 Principles Amount: \$425,000.00 (Not to Exceed) – Ms. Susan Alanis, Chief Operating Officer

Annual amount of service agreement to continue the contract. This is a hourly billable rate.

- o. Consideration and Approval of Resolutions Authorizing Contracts for Election Services and Joint Election Agreements with Tarrant County to Conduct Bond Election on November 5, 2019, *and* Voting System to be Used under Contract with Tarrant County – Amount: \$TBD Ms. Alanis

Tarrant County will be running our election and we will have a joint election agreement. The dollar amount should be available by the next Board meeting.

### 3. Other Briefings:

- a. Schedule of Upcoming Facility Projects - Mr. Preather

Handouts were given. No discussion.

- b. Schedule of Upcoming Information Technology Projects - Mr. Pacheco

Handouts were given. No discussion.

- c. Guided Pathways - Dr. Elva LeBlanc

Update on a three to four year project which has been setting structure and direction for students to:

- Clarify paths to goals;
- Choose a path;
- Stay on path;
- Ensure students are leaning.

Handout was given for reference and explanation of Guided Pathways.

d. South Campus Rotunda – Ms. Alanis

It has been determined that the South Campus Rotunda, which was constructed in 1973, is at its end of its useful life. TCCD is spending approximately \$107,000 a year in maintenance of the building. It is recommended that the building be demolished and repurposed into an outdoor greenspace. It will be brought before the Board in the Spring with a proposed contractor and cost.

4. **Closed Session.** The Board adjourned to closed session at 3:17 pm.

The Board conducted a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code.

a. Section 551.071, Consultation with Attorney

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- i. Legal issues regarding any item listed on today's District Governance Meeting agenda.

b. Section 551.072, Deliberations Regarding Real Property

Deliberate the purchase, sale, exchange, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third party.

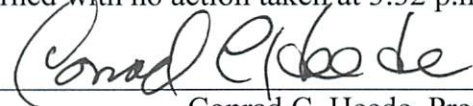
c. Section 551.074, Deliberations on Personnel Matters

Deliberate appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

d. Section 551.076, Deliberations on Security Devices or Security Audits

Deliberate regarding the deployment, or specific occasions for implementation, of security personnel or devices.

5. **Adjournment:** The Board reconvened and adjourned with no action taken at 3:32 p.m.



Conrad C. Heede, President  
Board of Trustees



Diane Patrick, Secretary  
Board of Trustees