

TARRANT COUNTY COLLEGE DISTRICT

Work Session Meeting

December 10, 2020

1:30 p.m.

1. **Call to Order.** The Board of Trustees conducted its Work Session meeting on December 10, 2020 at the Trinity River Campus, with Mr. Conrad Heede presiding. Other Trustees present were Ms. Teresa Ayala and Mr. Kenneth Barr. Dr. Gwendolyn Morrison, Mr. William Greenhill, Dr. Diane Patrick and Dr. Michael Evans were also present via video conferencing. Also present were Chancellor Giovannini and members of the TCCD staff.

2. **Public Comment.** None

3. **Continuation of Bond Program Discussion.**

Dr. Eugene Giovannini commented that the purpose of today's extended meeting time is to provide the Board of Trustees background information related to Bond Program planning, this includes reviewing recommended Board monitoring strategy. The Chancellor also provided an overview of the iterative design process, materials selection and a description of the budget management accountability. Lastly, the Chancellor provided an overview of Smart Buildings and the strategy to be developed by TCC.

Ms. Susan Alanis presented the monitoring and framework of the Bond program, which will include Board memos, Informational memos and records of all presentations and reports presented to the Board. This will be available to the Board and the public to review on the TCC website in January 2021. Ms. Alanis invited representatives of the companies working on design and construction of the Bond program to present and clarify any questions from the Board.

4. **Review of Board Business Items.**

- a. Work Session Meeting Minutes from November 12, 2020.
- b. Board of Trustees Meeting Minutes from November 19, 2020.

5. **Chancellor's Overview**

Dr. Giovannini provided the Trustees with an overview of all agenda items that will be covered during the Work Session meeting, including items that were presented during the Continuation of Bond Program discussion earlier.

6. **Review of Proposed Consent Agenda Items for Board Meeting on November 19, 2020.**

The Board reviewed and discussed the following items proposed for consent agenda:

- a. Consideration and Approval of Contract with Elsevier, Inc. for the Spring 2021 Nursing Cohort Enrollment Training in the Amount of \$142,332.50.
- b. Consideration and Approval of Purchase of Assessment Technology Institute (ATI) for the Spring 2021 Nursing Cohort Graduating in Fall 2022, in the Amount of \$135,150.00.

7. Review of Proposed Individual Action Items for Board Meeting on November 19, 2020.

The Board reviewed and discussed the following items proposed for individual action:

- a. Consideration and Approval of Contract with Freedom Construction for Classroom Upgrades and Mechanical Exhaust Systems on South Campus in the Amount of \$170,758.69.
- b. Consideration and Approval of Contract with Chambers Engineering, LLC for Sidewalk and Traffic Modifications on Northeast Campus in the Amount of \$214,603.43.
- c. Consideration and Approval of Contract with Freedom Construction for Classroom Renovation on Northeast Campus in the Amount of \$183,767.23.
- d. Consideration and Approval of Interim Agreement with Perkins & Will for Re-Development Design Services on Southeast Campus in the Amount of \$265,530.00.
- e. Consideration and Approval of Interim Agreement with Jacobs for District Bond Program Owners Representative Contract in the Not To Exceed Amount of \$441,000.00.
- f. Consideration and Approval of Resolution and Amended and Restated Participation Agreement to Authorize Tarrant County College District Participation in River Oaks Tax Increment Reinvestment Zone #1 and Appointment of Representatives.
- g. Consideration and Approval of Payment of Tarrant County College District's Pro-Rata Allocation of the Tarrant Appraisal District 2021 Budget for Services Associated with Levying a Property Tax in an Amount Not to Exceed \$1,296,634.01.
- h. Consideration and Acceptance of the Comprehensive Annual Financial Report for the Fiscal Years Ended August 31, 2020 and 2019.

8. Information Reports.

Jacobs Bond Program Handbook
Insulated Concrete Forms
Variable Refrigerant Flow Technology
Power Over Ethernet Lighting Systems
Design Process Overview for District-Wide Visioning and Northwest Campus
Northwest Campus Design - Glass Utilization
Bond Planning Chronology and Presentations

Ms. Alanis explained that the Information reports were presented to the Board earlier in today's meet during the Continuation of Bond Business presentation.

9. Report of the Chancellor.

- a. Capital & Technology Oversight History and Projections
Dr. Giovannini reviewed the Capital & Technology Oversight history and projects with the Board, this included the Bond Program, Pay-As-You-GO and Technology projections.
- b. Briefings
 - i. Regional Black Contractors Association
This briefing has been rescheduled.
 - ii. CARES Act Funding Update (Financial Aid and Enrollment)
Dr. Giovannini presented to the Board the enrollment numbers from Summer 2019 as well as Spring and Fall 2019 enrollment numbers. He provided the numbers for 2019 vs 2020 financial aid disbursement, including the 2020 CARES Act HEERF Emergency Grants.
 - iii. Final Comprehensive Annual Finance Report
Mr. James Fitts provided the Board with a summary of the Comprehensive Annual Financial Report.

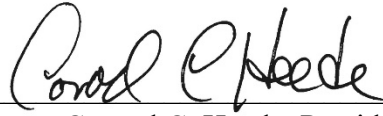
8. Closed Session:

The Board will conducted a closed meeting at 6:27pm 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 Board 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.

9. **Adjournment.**

The closed meeting ended at 6:41pm. The Board Meeting reconvened and adjourned with no action taken at 6:42pm.



Conrad C. Heede, President
Board of Trustees



Diane Patrick, Secretary
Board of Trustees