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Committee for Facilities

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

Committee Chair Comments

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Board Meeting Date: August 11, 2016

Proposed Minute Order #: 44-16(c)

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

Subject: Acceptance of the Rehabilitation of Runways, Taxiways, and Apron on the Airport at Texas State Technical College in Waco

Background: By Minute Order 91-11 the Board of Regents approved the rehabilitation the runways, taxiways, and apron portions of the airport at Texas State Technical College in Waco. The original project cost of \$6,298,010 was funded with a 90/10 grant obtained from the Texas Department of Transportation (TxDOT). TxDOT directly oversees maintenance projects associated with public airports.

Additional cracks outside of the original scope of work were discovered during the final construction phase associated with this project. TxDOT committed additional 90/10 grant funds to cover the estimated cost of approximately \$1.08 million for the additional work.

The construction project was designed, bid, and managed by the TxDOT Aviation Division in cooperation with Garver Engineering and College staff.

Justification: TSTC administration anticipates completion in September 2016, pending coordination with L-3 (our corporate tenant) and the upcoming air show scheduled for 9/17/2016 thru 9/18/2016.

Additional Information: None

| | | | |
|-------------------------|---------------------|--------------------|-----------------|
| Action Schedule: | Approval of Concept | November 2011 | MO 91-11 |
| | Acceptance | August 2016 | MO 44-16 |

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): Airport Map

Recommended Minute Order: “The Board of Regents authorizes the Chancellor or his designee to accept the Rehabilitation of the Runways, Taxiways, and Aprons on the Airport at Texas State Technical College in Waco and upon receipt of notification of final completion, the Board of Regents authorizes the Chancellor or his designee to make final payment due to the Texas Department of Transportation.”

Recommended By:

A handwritten signature in cursive script, reading "Raymond D. Fried". The signature is written in black ink and is positioned above a horizontal line.

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



Board Meeting Date: August 11, 2016

Proposed Minute Order #: 45-16(c)

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

Subject: Acceptance of the Industrial Technology Center Finish Out Contract at Texas State Technical College in North Texas

Background: By Minute Order 05-16 the Board of Regents approved the purchase of the facility and assumed the construction contracts in progress to finish out the second floor of the facility.

Justification: TSTC administration anticipates completion of the project in August 2016, and will occupy the space at that time to prepare it for the Fall 2016 semester. Authorization by the Board of Regents to accept the facility upon completion is requested.

Additional Information: None

| | | | |
|-------------------------|--|--------------------|-----------------|
| Action Schedule: | Approval of Purchase & Assumption of Contracts | February 2016 | MO 05-16 |
| | Acceptance | August 2016 | MO 45-16 |

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 his designee to accept the North Texas Industrial Technology Center Finish Out Project upon completion of construction, and to pay the contractor ninety-five percent of the construction cost pending final acceptance. Upon receipt of the certification of final completion, 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: August 11, 2016

Proposed Minute Order #: 46-16(c)

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

Subject: Acceptance of the Challenger Learning Center at Texas State Technical College in Waco

Background: By Minute Order 11-15 the Board of Regents approved the Final Budget to Renovate Building 1TEL at Texas State Technical College in Waco to be repurposed as the Challenger Learning Center.

Justification: The TSTC administration anticipates completion in August 2016, and will occupy the space at that time to ready the facility for classes and events for the Fall 2016 semester. Authorization by the Board of Regents to accept the facility on completion is requested.

Additional Information: None

| | | | |
|-------------------------|--------------------------------------|--------------------|-----------------|
| Action Schedule: | Approval of Project and Final Budget | April 2015 | MO 11-15 |
| | Acceptance | August 2016 | MO 46-16 |

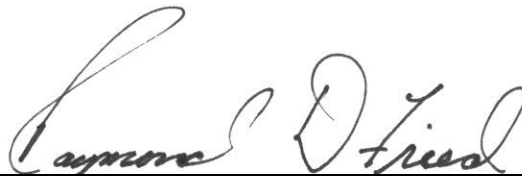
Fiscal Implications: Funds available as currently budgeted.

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 his designee to accept the Challenger Learning Center at Texas State Technical College in Waco upon completion of construction, and to pay the contractor ninety-five percent of the construction cost pending final acceptance. Upon receipt of notification of final completion, 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: August 11, 2016

Proposed Minute Order #: 47-16(c)

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

Subject: Acceptance of the Renovation of Building 20SS at Texas State Technical College in Harlingen

Background: By Minute Order 65-11 the Board of Regents approved the concept to renovate Building 20SS at TSTC in Harlingen for use in conjunction with Allied Health Programs. By Minute Order 16-14 the Board Of Regents approved the project budget for construction.

Justification: TSTC administration anticipates completion of the project in August 2016 and will occupy the space at that time to make ready the facility for the Fall 2016 semester. Authorization by the Board of Regents to accept the renovation of the facility upon completion is requested.

Additional Information: None

| | | | |
|-------------------------|------------------------|--------------------|-----------------|
| Action Schedule: | Approve Concept | August 2011 | MO 65-11 |
| | Approve Project Budget | February 2014 | MO 16-14 |
| | Accept Project | August 2016 | MO 47-16 |

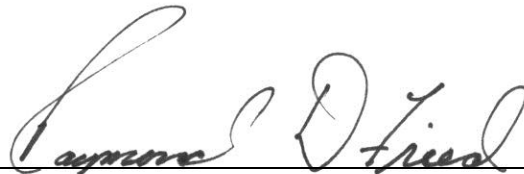
Fiscal Implications: Funds available as currently budgeted.

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 his designee to accept the Renovation of Building 20SS Project upon completion of construction, and to pay the contractor ninety-five percent of the construction cost pending final acceptance. Upon receipt of the certification of final completion, 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: August 11, 2016

Proposed Minute Order #: 48-16(c)

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

Subject: Approval of the Project Budget for Construction of the New Central Chiller Plant at Texas State Technical College in Harlingen

Background: By Minute Order 19-14 the Board of Regents approved the concept to replace the aging Harlingen Central Chiller Plant with a new state-of-the-art facility. The Central Chiller Plant at TSTC in Harlingen has been considered as Critical Deferred Maintenance for several years due to its advanced age but has not been addressed because of the high cost of replacement.

Justification: Repair and renovation are not financially reasonable since the chiller plant consists of many pieces of equipment, all of which must operate as an integral whole, and all of which have exceeded their useful life. The cooling system and structure are obsolete.

Additional Information: The engineering firm has been employed and the pre-construction design is nearly complete.

| | | | |
|-------------------------|-------------------------------|--------------------|-----------------|
| Action Schedule: | Approval Concept | February 2014 | MO 19-14 |
| | Approve Project Budget | August 2016 | MO 48-16 |
| | Accept Project | Fall 2017 | |

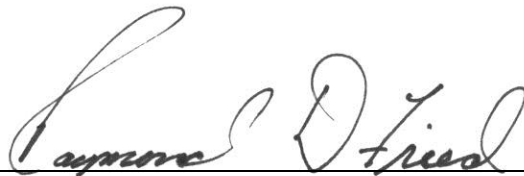
Fiscal Implications: Funds available as currently budgeted.

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 project budget Guaranteed Maximum Price not to exceed \$7,900,000 for the Replacement of the Central Chiller Plant at Texas State Technical College Harlingen.”

Recommended By:



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

**Texas State Technical College
Major Facility Projects-Status Update August 2016**

| Project Name | Campus | Managing Campus | Delivery Method | Fund Source | Cost Allocation | Required Approvals | % Complete | | |
|--|------------------|---------------------------|---|--------------------------------|-------------------|----------------------------------|------------------|--|-----|
| 1 Renovation of Building 20SS for Allied Health Programs | Harlingen | Harlingen | Competitive Sealed Proposal | Local Revenue Bonds | 1,600,000 | Architect/Engineer | 201,960 | Approve Concept MO 65-11 Approve Budget MO-16-14 Acceptance MO 47-16 | 95% |
| | | | | HEAF Appropriations | 197,000 | Construction | 1,300,000 | | |
| | | | | | | Owners Cost | 98,040 | | |
| | | | | | | Construction Cost | 1,600,000 | | |
| | | | | | | IT / FFE HEAF | 197,000 | | |
| | | Total Project Cost | 1,797,000 | Total Project Cost | 1,797,000 | | | | |
| 2 Renovation of Building 20PM as Engineering Engineering Center Phase II | Harlingen | Harlingen | Construction Manager at Risk | Tuition Revenue Bonds | 3,750,000 | Architect/Engineer | 250,000 | Approve Concept MO 34-13 Approve Budget MO 55-15 Acceptance Fall 2017 | 5% |
| | | | | TPFA | 612,000 | Construction | 3,400,000 | | |
| | | | | | | Owners Cost | 100,000 | | |
| | | | | | | Construction Cost | 3,750,000 | | |
| | | | | | | IT, FFE, Equip. | 612,000 | | |
| | | Total Project Cost | 4,362,000 | Total Project Cost | 4,362,000 | | | | |
| 3 Central Chiller Plant Engineering and design | Harlingen | Harlingen | Request for qualifications | Designated Tuition | 40,000 | Engineering / Design | 599,500 | Approve Concept and design project MO 19-14 Accept Project Fall 2017 | 30% |
| | | | | HEAF Bonds | 605,000 | Owners Cost | 0 | | |
| | | | | Transfer to project #4 | -45,500 | Construction Costs | 599,500 | | |
| | | | | Total Project Cost | 599,500 | | | | |
| 4 Replace Central Chiller Plant | Harlingen | Harlingen | Construction Manager At Risk | HEAF Bonds | 8,000,000 | Construction | 7,900,000 | Approve Concept MO 19-14 Issue Bonds Spring 2016 Approve Budget MO 48-16 Accept Project Fall 2017 | 15% |
| | | | | HEAF from project #3 | 45,500 | Owners Cost | 145,000 | | |
| | | | | Total Project Cost | 8,045,500 | | 8,045,000 | | |
| | | | | | | | | | |
| 5 Expand Texas State Technical College in Fort Bend County | Fort Bend County | Sweetwater and Harlingen | Accept Donated Land and Lease Facility From The TSTC Foundation | Plant Funds (to be reimbursed) | 1,000,000 | Limited Recourse Promissory Note | 1,000,000 | Approve Concept to accept donated land MO - 44-14 Approve Concept to Lease Bldg. One MO-45-14 Approve Limited Recourse Promissory Note EA 01-15 Accept Land MO 13-15 Approve ground Lease to The TSTC Foundation MO 17-15 Approve operating lease from The TSTC Foundation MO 18-15 Completion Fall 2016 | 95% |
| | | | | Equipment TPFA | 5,000,000 | Equipment TPFA | 5,000,000 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | Total | 6,000,000 | Total | 6,000,000 | | |
| 6 The Brazos Center (Building #2) | Fort Bend County | Harlingen | Construction Manager At Risk | Tuition Revenue Bonds | 14,950,000 | A/E | 916,000 | Approve Concept MO 46-14 Approve Budget MO 56-15 Accept Project Fall 2017 | 15% |
| | | | | Equipment TPFA | 2,947,000 | Construction | 13,200,000 | | |
| | | | | | | Owners Cost | 834,000 | | |
| | | | | | | Construction | 14,950,000 | | |
| | | | | | | IT / Equipment | 2,947,000 | | |
| | | Project Budget | 17,897,000 | Project Budget | 17,897,000 | | | | |

**Texas State Technical College
Major Facility Projects-Status Update August 2016**

| Project Name | Campus | Managing Campus | Delivery Method | Fund Source | Cost Allocation | Required Approvals | % Complete |
|--|-------------|---------------------|------------------------------|--|---|--|------------|
| 7 Rehabilitation of Runways, Taxiways, and Apron at the TSTC Waco Airport | Waco | Waco | Design/Bid/Build | FAA/TxDOT Grant 5,668,209 TSTC Airport Funds 629,801 FAA/TxDOT Grant CO 1 971,675 TSTC Airport Funds CO 1 107,964 <u>7,377,649</u> | Architect/Engineer 500,000 Construction 5,798,010 Original Budget 6,298,010 CO #1 1,079,639 <u>7,377,649</u> | Concept MO 91-11 Increase Contract amount CO #1 MO 26-16 Acceptance MO 44-16 | 95% |
| 8 Replace Water and Sewer Infrastructure on Main Campus | Waco | Waco | Competitive Sealed Proposal | HEAF Funds 8,700,000 | Architect/Engineer 1,169,871 Construction 7,430,129 Owners Cost 100,000 <u>8,700,000</u> | Approve Concept MO 47-14 Approve project and Budget MO 07-16 HEAF Bonding Spring 2016 Accept project Fall 2017 | 5% |
| 9 Renovate Building 1 TEL for The Challenger Learning Center | Waco | Waco | Construction Manager At Risk | Auxiliary Funds 550,000 Total 550,000 | Original Budget 412,000 Increase budget 38,000 Owners Cost 100,000 <u>550,000</u> | Approve Project and Budget MO 11-15 Accept Project MO 46-16 | 95% |
| 10 Renovate Building 1 JBC Third Floor For TSTC Administration | Waco | Waco | Construction Manager At Risk | HEAF Funds 1,950,000 | A/E 120,000 Owners Cost 600,000 Construction 1,230,000 <u>1,950,000</u> | Approve Concept MO 40-15 Approve Budget MO 25-16 Accept Project Fall 2016 | 5% |
| 11 Purchase of the 103,596 square foot Industrial Technology Center, complete finish of shell space, purchase additional equipment | North Texas | Sweetwater and Waco | Purchase Agreement | Tuition Revenue Bonds 11,040,000 HEAF Funds 145,000 <u>11,185,000</u> | Purchase Building 10,214,797 Finish Out A/E 20,040 Finish Out Construct 778,860 Owners Cost 126,303 IT Equipment 45,000 Total 11,185,000 | Establish Extension at Red Oak TX MO 35-13 Approve Lease MO 61-13 Approve Concept to Purcl MO 48-14 Issue Bonds Spring 2016 Approve Project purchase MO 15-16 Approve Assuming Contracts MO 05-16 Accept Project MO 45-16 | 95% |
| 12 Accept real property and Construct TSTC West Texas Industrial Technology Center | Abilene | Sweetwater | Construction Manager At Risk | Tuition Revenue Bonds 12,000,000 Gifts and Donations 500,000 Total 12,500,000 TPFA 3,640,000 Total Project Cost 16,140,000 | Architect/Engineer 711,500 Construction 9,783,500 Owners Cost 1,505,000 Subtotal Project Cost 12,000,000 Land purchase 500,000 Total 12,500,000 Equipment, FFE, IT 3,640,000 Total Project Cost 16,140,000 | Approve Concept MO 49-14 Issue Bonds Spring 2016 Approve Project and Budget MO 08-16 Approve Land Purchase from Donation Spring 2017 Accept Project fall 2017 | 5% |
| 13 Renovate Building 4AUT and 4BCT to Expand the Welding and Diesel programs | Sweetwater | Sweetwater | Construction Manager At Risk | HEAF Bond Proceeds 1,554,500 | Architect/Engineer 99,400 Construction 1,008,000 Owners Cost 342,600 Instructional equip. 104,500 <u>1,554,500</u> | Approve Project and Budget MO 04-16 Accept Project Summer 2017 | 10% |