



Mission

“Alvin Community College exists to improve the lives of its constituents by providing affordable, accessible, high quality and innovative academic, technical, and cultural educational opportunities for the diverse communities it serves.”

Vision

“As a premier college that provides high-quality academic, technical, and cultural programs, Alvin Community College’s focus will be to promote student success, enhance quality of life, and support economic development.”

Agenda
Board of Regents

Called Meeting

September 5, 2019
6:05 PM

**BOARD OF REGENTS
ALVIN COMMUNITY COLLEGE
3110 Mustang Road
Alvin, Texas 77511**

**OFFICIAL AGENDA OF CALLED MEETING
September 5, 2019 at 6:05 PM
ROOM C227**

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1. Call to Order

2. Citizens Inquiries

In accordance with ACC Board Policy BDB (Local), time will be allotted at each regular meeting of the Board of Regents for public comment. Persons who wish to participate in the public comment portion of the meeting must sign up before the meeting begins and must indicate the topic about which they wish to speak. No presentation may exceed five minutes.

Specific factual information or recitation of existing policy may be furnished in response to inquiries, but the Board may not deliberate or decide regarding any subject that is not included on the agenda posted with notice of the meeting.

A person addressing the Board who has a complaint or a concern who has not previously attempted to solve a matter administratively through resolution channels established by policy shall be referred to the appropriate policy to seek resolution.

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7. Adjournment	

**CERTIFICATION OF POSTING OF NOTICE TO THE
CALLED MEETING OF THE
ALVIN COMMUNITY COLLEGE DISTRICT
BOARD OF REGENTS
SEPTEMBER 5, 2019**

It is hereby certified that a notice of this meeting was posted on the 30th day of August 2019, in a place convenient to the public on the Alvin Community College campus as required by Section 551.002, *Texas Government Code*.

Signed this 30th day of August, 2019.



Dr. Christal M. Albrecht
President



MEMORANDUM NO: 131-2019

TO: Board of Regents
FROM: Dr. Christal M. Albrecht 
DATE: August 26, 2019
SUBJECT: Consider Improvements to Building G – Value Review

The scope of renovations to Building G have been discussed extensively in several recent Board meetings and workshops. While the Board wishes to make improvements, there were members who expressed concern that renovations made in this project could represent wasted funds if in the near future, the building was demolished. Therefore, the Board requested that AGCM propose some options regarding Building G and associated renovation costs.

Option 1

Currently it is estimated that approximately \$1.8 million of Maintenance Tax note funds will be spent on Building G, plus the cost of moving and storing existing furniture during construction. In addition, another \$1.9 million would be need to be budgeted in the future from the college's maintenance and operation budget to continue renovations not covered in the Maintenance Tax note such as a new roof, new ceilings, additional restroom renovations, window replacements and more.

Building G contains 20 classrooms. Six classrooms are sized appropriately for Active Learning. One of the six classrooms is a computer lab, and another is a student study area/lounge. The student study area/lounge can be relocated to a smaller classroom giving ACC a total of five Active Learning classrooms in Building G with the addition of appropriate furniture. It should be noted that these five classrooms are still deficient in daylighting, acoustic control, and ceiling heights, among other things. Fourteen classrooms are significantly undersized for Active Learning.

Option 2

Building G can be modified to achieve more Active Learning classrooms. This construction would cost a minimum of \$6 million and could go as high as \$8 million. It should be noted that these classrooms are still deficient in daylighting, acoustic control, and ceiling heights, among other things.



Option 3

A replacement cost for Building G is approximately \$11.25 million.

Option 4 – Other Considerations

Until there is a more defined long term plan for Building G, ACC might consider redirecting current bond spending to more permanent structures/projects.

ACC might consider reducing, canceling or postponing the following scopes:

Current Scopes	Current Budget	Considered Budget	Notes
Air Handler/Boiler Modifications	\$123,165	\$123,165	Continue with this work.
HVAC Water Pipe and Valves	\$116,717	\$4000	Building isolation only.
VAV Boxes Replacement	\$152,286	\$30,000	Repair and maintain only
HVAC Control System	\$71,584	\$15,000	Control air handlers only
HVAC Duct Cleaning	\$25,510	\$0	
HVAC Test, Adjust, and Balance	\$29,513	\$29,513	Continue with this work.
Generator Transfer Switch	\$8,713	\$8,713	Continue with this work.
LED Light Fixtures and Controls	\$168,547	\$0	
Restroom Renovations	\$202,168	\$202,168	Continue with this work.
Domestic Water Valve Replacement	\$12,477	\$2500	Building isolation only.
Sanitary Pipe Replacement	\$185,000	\$0	
Foundation Stabilization	\$119,975	\$0	
Asbestos Flooring Abatement	\$320,407	\$15,000	Building entries only.
New Flooring	\$83,461	\$8,000	Building entries only.
ADA Door Upgrades	\$34,807	\$34,807	Continue with this work.
Electronic Lock Door Security	\$54,456	\$54,456	Continue with this work.
IT Infrastructure Upgrades	\$50,000	\$50,000	Continue with this work.
IT Classroom Equipment	\$40,000	\$40,000	Continue with this work.
Roof Drain Repairs	\$18,461	\$18,461	Continue with this work.

It is recommended that the Board approve expenditures for improvements to Building G.

CMA:tg



MEMORANDUM NO: 130-2019

TO: Board of Regents
FROM: Dr. Christal M. Albrecht 
DATE: August 26, 2019
SUBJECT: Methods of Procurement for Construction Projects

The College is preparing to procure construction-related services and equipment and enter into contracts for maintenance tax notes projects. Texas Government Code §2269.056 requires that the Board of Regents determine the procurement method, if other than competitive bidding, that provides the best value when considering a construction contract.

The Competitive Sealed Proposal (CSP) method requires contractors to respond to various selection criteria that is important to the College or the project in addition to price. An evaluation committee then ranks the proposals based on responses to all of the criteria and identifies the proposal that will provide the best value. Once the College has identified the best value proposal, ACC will enter into negotiations with that contractor and make adjustments in the project scope, timeline, and price before entering into a construction agreement.

The CSP procurement method is recommended for the following projects:

1. Inter-building infrastructure package to be completed during the upcoming winter break. This project will include electrical, plumbing, and mechanical infrastructure services, install isolation valves in order to take buildings offline, and install electrical switches.
2. Main construction package to be completed during 2020. This project will include, but is not limited to, mechanical, electrical, and plumbing replacements and repairs, renovations to Buildings E and R, parking lots, lighting upgrades, department relocations, restroom remodels, landscaping, sidewalk replacements, and wayfinding signage.
3. Blue light emergency phone installation in parking lots and around campus.
4. Elevator upgrades and modernization in Buildings A and C.
5. Flooring demolition and asbestos abatement in Building G.



ALVIN COMMUNITY COLLEGE 3110 Mustang Road Alvin, Texas 77511-4898

Dr. Christal M. Albrecht

President

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6. Flooring installation in Building G.
7. Jogging track light upgrades.
8. Roof replacement for Building H and roof repairs for Buildings E, G, N, R, and S.

It is recommended the Board of Regents approve the CSP method of procurement for these maintenance tax notes projects.

CMA:tg

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MEMORANDUM NO: 132-2019

TO: Board of Regents
FROM: Dr. Christal M. Albrecht 
DATE: August 27, 2019
SUBJECT: Donation of Equipment and Services for Baseball Area

Ruben Davila with D-3 Industries has offered to donate goods and services to enhance the baseball facilities. The offer includes power washing dugouts, painting brick and wood consistent with dugouts, painting steel mesh fencing in front of dugouts, replacing flooring with turf in dugouts, painting the foul line, homerun line on the wall, and distance in feet to the wall, and redoing bullpen areas with dirt mounds and benches. The estimated total value of the donated goods and services is \$3,450.

If approved by the Board of Regents, the ACC Foundation will accept the donation and transfer ownership of the donated goods and services to Alvin Community College.

It is recommended the Board of Regents consider acceptance of the donation of goods and services from D-3 Industries to benefit College facilities and authorize President to negotiate and execute a donation agreement.

CMA:tg

DONATION AGREEMENT

This Donation Agreement (the “Agreement”), dated September 5, 2019 (the “Effective Date”), is entered into by and between D-3 Industries (the “Donor”), the Alvin Community College Foundation (“Foundation”), and Alvin Community College (“ACC”).

WHEREAS the Donor has generously committed to donate to the Foundation, at its sole cost and expense, certain goods and services (the “Donated Items”) as set forth in Exhibit A; and

WHEREAS, after installation, the Foundation has agreed to transfer title to the Donated Items to ACC; and

NOW THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the execution of this Agreement, the parties agree as follows:

1. Party Obligations

- a. Donor agrees to provide to the Foundation, at Donor’s sole cost, the Donated Items as listed in Exhibit A. The Donated Items shall be provided and installed in a good and workmanlike manner and quality in conformance with the specifications set forth in Exhibit A.
- b. The Foundation agrees to assist with coordination of the installation and construction of the Donated Items among the Parties with assistance from ACC staff. Donor agrees to seek approval from and coordinate with ACC Physical Plant Director and ACC IT Director prior to any work commencing. Following installation, the Foundation agrees to transfer title of the Donated Items to ACC.
- c. Prior to delivery and installation of any items, Donor agrees to provide to the Foundation and ACC all technical specifications for all goods to be donated, along with the installation details of any Donated Item to be installed and erected on ACC property. Should the installation of any Donated Item require the oversight or involvement of a licensed architect or engineer, ACC shall arrange for such oversight, and Foundation and Donor agree to comply with the requirements of any such architect or engineer. Donor shall obtain applicable permits through the City of Alvin.
- d. The Donor shall provide directly to ACC any manufacturer’s warranties and operations and maintenance manuals related to the Donated Items, and agrees to assign directly to ACC all manufacturer’s warranties.
- e. For a period of one year, the Donor agrees to repair the Donated Items, at Donor’s expense, in the event of any defect in the goods or services.
- f. The Donor shall carry and provide proof of liability and workers compensation insurance covering property damage and bodily injury caused by Donor’s negligence in connection

with delivery and installation of any Donated Items. The Donor agrees to hold the Foundation and ACC harmless for any property damage or bodily injury suffered by the Donor, its employees, contractors or agents during the transportation, delivery and installation of Donated Items.

- g. ACC agrees to provide the Foundation and Donor access to ACC facilities as necessary to provide and install the Donated Items.
- h. ACC agrees to acknowledge the Foundation and Donor's donation as being for the benefit of the students of ACC.

2. Miscellaneous

- a. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Texas, excluding any conflict of laws rule or principle that might refer the governance or the construction of this Agreement to the law of another jurisdiction.
- b. This Agreement sets forth the entire agreement and understanding of the parties with respect to the subject matter, and supersedes all prior agreements, arrangements, and understandings related to the subject matter.
- c. This Agreement may be amended or modified only by a written instrument executed by all Parties.
- d. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument.
- e. In the event of a change in circumstances, causing the need for the property/funds from the State for its intended beneficiary to be greatly reduced or eliminated, ACC shall dispose of the Donated Items and redirect the funds in the best interest of the College and as close to the Donor(s) original intent as possible.
- f. All notifications under this Agreement shall be sent by certified U.S. mail return receipt requested. All notifications shall be sent to following mailing address:

If to **Donor:** D-3 Industries
Attn: Ruben Davila
19635 Westbridge Lane
Spring, TX 77379

If to **Foundation:** Alvin Community College Foundation
Attn: Wendy Del Bello
3110 Mustang Road
Alvin, Texas 77511

If to ACC: Alvin Community College
Attn: Karl Stager
3110 Mustang Road
Alvin, Texas 77511

IN WITNESS WHEREOF, the parties have set their hands hereto, effective as of the Effective Date above defined.

DONOR

D-3 Industries

By: _____

Name: Ruben Davila

Title: _____

Date: _____

ALVIN COMMUNITY COLLEGE FOUNDATION

By: _____

Name: Wendy Del Bello

Title: _____

Date: _____

ALVIN COMMUNITY COLLEGE

By: _____

Name: Christal M. Albrecht

Title: President

Date: _____

EXHIBIT A

DONATED GOODS AND SERVICES

Description	Value
Power wash dugouts	\$250.00
Paint brick and wood to be consistent with dugout	\$375.00
Paint steel mesh fencing in front of dugout	\$250.00
Replace flooring with artificial turf in dugout	\$875.00
Paint foul line, homerun line on wall, and number of feet distance to the wall	\$300.00
Redo bullpen area with dirt mounds and benches	\$1,400.00