



AGENDA

SPECIAL MEETING OF THE BOARD OF TRUSTEES

**February 13, 2015
4:00 p.m.**

**HCC Administration Building
3100 Main, 2nd Floor Auditorium
Houston, Texas 77002**



Strategic Plan 2012-2015

Creating Opportunities for Our Shared Future
(Approved by the HCC Board of Trustees, June 22, 2012)

Mission

Houston Community College is an open-admission, public institution of higher education offering a high-quality, affordable education for academic advancement, workforce training, career and economic development, and lifelong learning to prepare individuals in our diverse communities for life and work in a global and technological society.

Vision

HCC will be a leader in providing high quality, innovative education leading to student success and completion of workforce and academic programs. We will be responsive to community needs and drive economic development in the communities we serve.

Strategic Initiatives

- Initiative #1: Increase Student Completion
- Initiative #2: Respond to Business and Industry
- Initiative #3: Develop 21st Century Learners
- Initiative #4: Support Faculty/Staff Professional Development and Student Leadership
- Initiative #5: Support Innovation
- Initiative #6: Support Entrepreneurialism
- Initiative #7: Leverage Partnerships

**NOTICE OF A SPECIAL MEETING
OF THE BOARD OF TRUSTEES
HOUSTON COMMUNITY COLLEGE**

February 13, 2015

Notice is hereby given that the Board of Trustees of Houston Community College will hold a Special Meeting on the Friday, thirteenth (13th) day of February 2015, at 4:00 p.m., or after, and from day to day as required, at HCC Administration Building, 3100 Main, 2nd Floor Auditorium, Houston, Texas, 77002. The items listed in this Notice may be considered in any order at the discretion of the Chair or Board and items listed for closed session may be discussed in open session and vice versa as permitted by law. The Board may take final action with regard to items listed in this Notice without further action at a Regular Board Meeting.

I. Call to Order

II. Topics for Discussion and/or Action

- A. Amendment to Missouri City New Campus Real Estate Acquisition.
- B. Authorization to Sell Missouri City Campus Property.
- C. Cisco Network Infrastructure Equipment (HCC Bond Projects).

III. Adjournment to closed or executive session pursuant to Texas Government Code Sections 551.071; 551.072 and 551.074, the Open Meetings Act, for the following purposes:

A. Legal Matters

- 1. Consultation with legal counsel concerning pending or contemplated litigation, a settlement offer, or matters on which the attorney's duty to the System under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Laws.

B. Personnel Matters

- 1. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or to hear complaints or changes against an officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

C. Real Estate Matters

- 1. Deliberate Amendment to Missouri City New Campus Real Estate Acquisition.
- 2. Deliberate Authorization to Sell Missouri City Campus Property.

Houston Community College
Special Meeting – February 13, 2015

3. Deliberate the purchase, exchange, lease, or value of real property for Agenda items if deliberation in an open meeting would have a detrimental effect on the position of the System in negotiations with a third person.

IV. Additional Closed or Executive Session Authority

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive meeting or session of the Board should be held or is required in relation to any items included in this Notice, then such closed or executive meeting or session as authorized by Section 551.001 et seq. of the Texas Government Code (the Open Meetings Act) will be held by the Board at that date, hour and place given in this Notice or as soon after the commencement of the meeting covered by the Notice as the Board may conveniently meet in such closed or executive meeting or session concerning:

Section 551.071 – For the purpose of a private consultation with the Board's attorney about pending or contemplated litigation, a settlement offer, or matters on which the attorney's duty to the System under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Laws.

Section 551.072 – For the purpose of discussing the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.073 – For the purpose of considering a negotiated contract for a prospective gift or donation to the System if deliberation in an open meeting would have a detrimental effect on the position of the System in negotiations with a third person.

Section 551.074 – For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

Section 551.076 – To consider the deployment, or specific occasions for implementation of security personnel or devices, or a security audit.

Section 551.082 – For the purpose of considering discipline of a student or to hear a complaint by an employee against another employee if the complaint or charge directly results in a need for a hearing, unless an open hearing is requested in writing by a parent or guardian of the student or by the employee against whom the complaint is brought.

Section 551.084 – For the purpose of excluding a witness or witnesses in an investigation from a hearing during examination of another witness in the investigation.

Houston Community College
Special Meeting – February 13, 2015

Should any final action, final decision, or final vote be required in the opinion of the Board with regard to any matter considered in such closed or executive meeting or session, then such final action, final decision, or final vote shall be at either:

- A. The open meeting covered by this Notice upon the reconvening of the public meeting, or
- B. At a subsequent public meeting of the Board upon notice thereof, as the Board shall determine.

V. Reconvene in Open Meeting

VI. Adjournment

Certificate of Posting or Giving of Notice

On this the 9th day of February 2015, at or before 4:30 p.m., this Notice was posted at a place convenient to the public and readily accessible at all times to the general public at the following locations: (1) the HCC Administration Building of the Houston Community College, 3100 Main, First Floor, Houston, Texas 77002; (2) the Harris County's Criminal Justice Center, 1201 Franklin, Houston, Texas 77002; (3) the Fort Bend County Courthouse, 401 Jackson, Richmond, Texas 77469; and (4) the Houston Community College System's website, www.hccs.edu. The Houston Community College's Fort Bend County public meeting notices may be viewed after hours (i.e. between the hours of 5:30 p.m. and 7:30 a.m.) on the kiosk located on the west side of the new Fort Bend County Courthouse (the "William B. Travis Building"), located at 309 South Fourth Street, Richmond, Texas 77469.

Sharon R. Wright, Manager
Board Services

ACTION ITEM

Meeting Date: February 13, 2015

Committee: *Facilities and Finance*

ITEM NO.	ITEM TITLE	PRESENTER
A	Amendment to Missouri City New Campus Real Estate Acquisition	Dr. Cesar Maldonado Chuck Smith

RECOMMENDATION

Revise Action Item No. 3, approved with contingencies by the Board of Trustees on January 22, 2015 to remove the contingencies and authorize the Chancellor to purchase real property located on Texas Parkway in Missouri City, comprising:

- A 21.697 acre site at the northwest corner of Texas Parkway and Lexington Boulevard owned by Missouri City Venture #19 (Hereinafter, "Tract A").
- A 19.739 acre site at the southwest corner of Texas Parkway and Lexington Boulevard owned by KSA Industries, Inc. (Hereinafter, "Tract B").

COMPELLING REASON/RATIONALE

The new location will provide an enhanced presence for HCCS in a larger, more efficient building to be constructed with a combination of CIP funds and proceeds from the sale of the existing Missouri City campus.

College's existing campus in Missouri City is located in a quiet bedroom community well away from primary traffic corridors and has never developed to capacity. Staff has determined that the existing student population mainly comes from neighborhoods closer to the Texas Parkway site, as well as from South Houston and Stafford.

Discussions among interested parties resulted in a synergistic project to provide additional office space for Fort Bend County, relocate the HCCS campus to a more accessible location, and provide for economic re-development of the Texas Parkway corridor. This is a joint project of the County, City, and HCCS.

The administration will adhere to its commitment to the Board that the relocation of the existing Missouri City campus will not move forward unless and until HCCS is ensured that it will be made whole from all sources of revenue, such that the relocation will result in zero net cash outlay by HCCS. Sale of the existing Missouri City campus to Fort Bend County and the advertising and sale of the unimproved property adjacent to the existing campus is expected to occur in the next ninety days; however it is in the best interest of HCCS to move forward with the closing of the new sites on Texas Parkway within the next 30 days.

DESCRIPTION OR BACKGROUND

Phase I Environmental Site Assessments of the proposed acquisition found no evidence of recognized environmental hazards.

Surveys and appraisals of all tracts have been completed.

The conceptual development plan for the new site provides for a single building (approximately

75,000 SF) to replace the original CIP project and existing facility. The proposed structure will include adequate space for 150% of the current teaching load at Sienna Plantation, plus teaching space for two University Cohorts, plus space for other needs.

The project budget for the relocation requires approximately \$1.3M more than will be realized from the sale of existing properties and CIP allocations for Missouri City. The City of Missouri City is working to procure these additional funds prior to the start of new construction.

Third party appraisals of the tracts to be purchased on Texas Parkway have determined them to have market values in excess of their agreed upon sales prices.

FISCAL IMPACT

Purchase price is approximately \$3.6 million plus legal, recording, and brokerage fees. This amount is available from CIP funding.

LEGAL REQUIREMENT

This transaction meets the requirements of Article III, Section 52 of the Texas Constitution.

STRATEGIC GOAL ALIGNMENT

Strategic Initiative: Support innovation as a means to improve institutional resilience

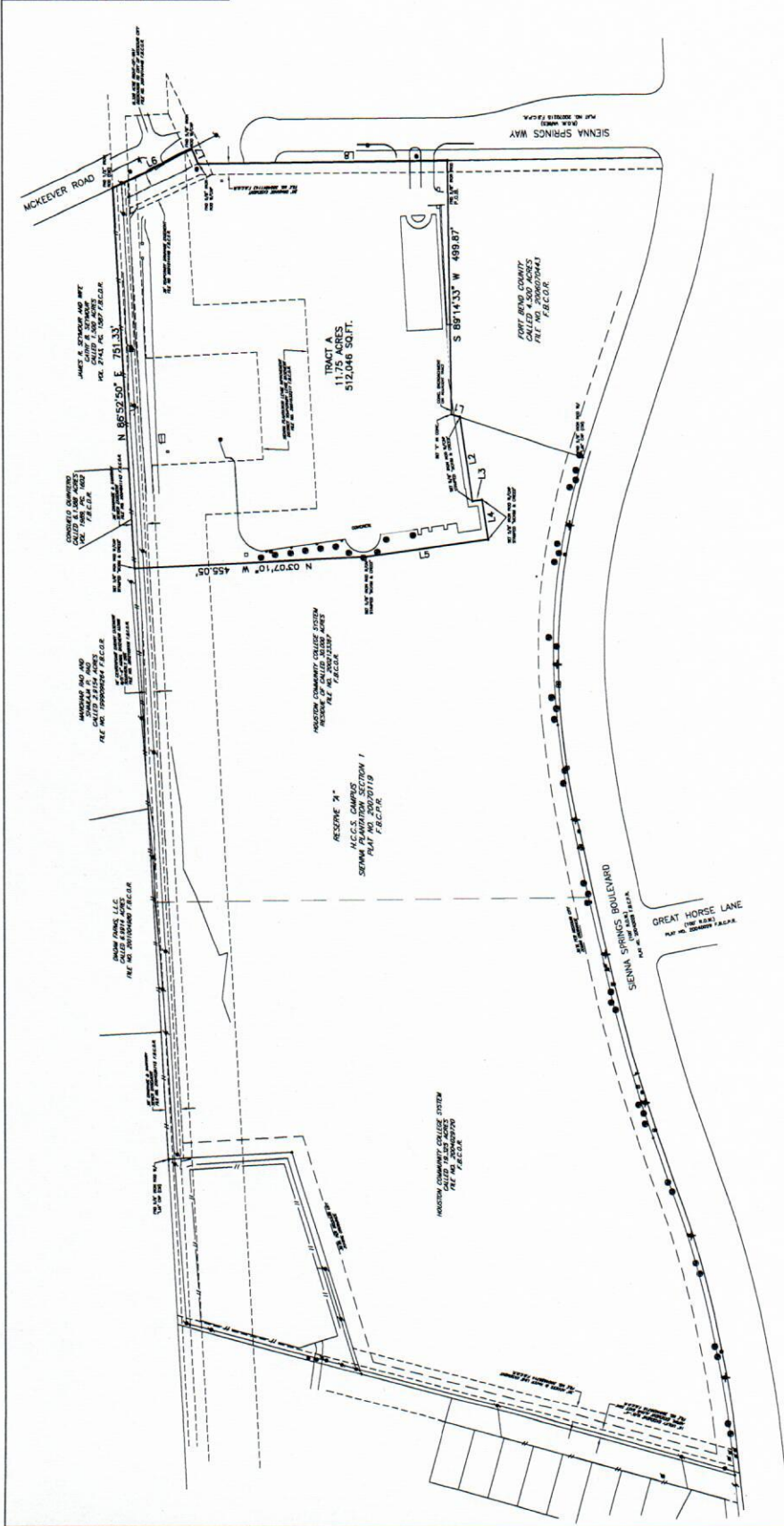
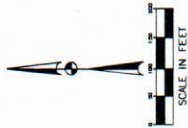
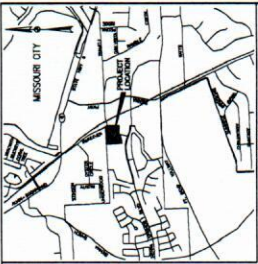
Cultivate an entrepreneurial culture across the Institution

Leverage Local and International Partnerships for institutional and Community development.

Attachment Title(s): **1. Plot of Tract A**
2. Plot of Tract B

This item is applicable to the following:

Central Coleman Northeast Northwest Southeast Southwest 3100



PRELIMINARY - FOR REVIEW ONLY

- NOTES:**
1. ALL BEARINGS ARE REFERENCED TO THE MERIDIAN LINE OF THE PLAT OF H.C.C.S. CAMPUS SIENNA PLANTATION SECTION 1, CALLED AS NORTH 42° 20' EAST.
 2. THE SURVEYOR WAS NOT AWARE OF ANY CURRENT TITLE, EASEMENT OR CLAIMS ON THE SUBJECT PROPERTY, AND THEREFORE RESEARCH OF THE FORT BEND COUNTY CLERK'S RECORDS.
 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 481000201014, THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE SURVEYOR HAS NOT CONDUCTED A FLOOD HAZARD ASSESSMENT. THE FLOOD HAZARD ZONE MAP IS AVAILABLE AT: www.fema.gov. THE SURVEYOR HAS NOT CONDUCTED A FLOOD HAZARD ASSESSMENT. THE FLOOD HAZARD ZONE MAP IS AVAILABLE AT: www.fema.gov.
 4. THIS SURVEY DID NOT ATTEMPT TO LOCATE ANY NEIGHBOR, FAULT LINES, OR ANY OTHER ENVIRONMENTAL FEATURES SHOULD BE LOCATED.
 5. THE SURVEYOR BELIEVES THAT THE ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MISSOURI CITY, TEXAS, HOWEVER NO DOCUMENTS WERE LOCATED ON THE SUBJECT PROPERTY OTHER THAN AS SHOWN.
 6. THIS SURVEY IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION DATED NOVEMBER 3, 2014.

NO.	BEARING	DISTANCE
1.2	S 89° 14' 33" W	499.87'
1.3	S 89° 14' 33" W	144.25'
1.4	S 89° 14' 33" W	19.27'
1.5	N 03° 07' 10" E	455.05'
1.6	N 03° 07' 10" E	24.84'
1.7	N 03° 07' 10" E	172.04'
1.8	S 00° 45' 21" E	481.18'

SYMBOL LEGEND	
(Symbol)	LIGHT SHADOW
(Symbol)	WARRANTY
(Symbol)	PROPERTY
(Symbol)	WATER MAIN
(Symbol)	SEWER MAIN
(Symbol)	ELECTRIC MAIN
(Symbol)	POWER POLE
(Symbol)	UTILITY BOX
(Symbol)	MANHOLE
(Symbol)	TRAIL

BOUNDARY SURVEY
 1.176 ACRES (517,046 SQ. FT.)
 MOSES, SIENNA PLANTATION
 FORT BEND COUNTY, TEXAS



SCALE:	1" = 100'	JOB NO.:	06555-0013
DATE:	MM-DD-YY	F.B. NO.:	HOU N
DRAWN BY:	CHK: IN	PROJECT:	SIENNA PLANTATION

PRELIMINARY - FOR REVIEW ONLY

Tract "A"
Metes and Bounds Description
11.75 Acres (512,046 Square Feet)
Moses Shipman League, Abstract No. 86
Fort Bend County, Texas

Description of an 11.75 acre (512,046 square feet) tract of land which is out of Reserve "A" of the plat of H.C.C.S. Campus Sienna Plantation Section 1 as recorded at Plat No. 20070119 of the Fort Bend County Plat Records (F.B.C.P.R.) and also being out of a called 30.000 acre tract described in a deed to Houston Community College System as recorded under File No. 2002123367 of the Fort Bend County Official Records (F.B.C.O.R.), in the Moses Shipman League, Abstract No. 86, in Fort Bend County, Texas, said 11.75 acre tract being more particularly described as follows (with bearings referenced to the northerly line of said Reserve "A", called as North 86° 52' 50" East):

BEGINNING at a 5/8-inch iron rod found on the easterly line of said 30.000 acre tract which marks the easternmost southeasterly corner of said Reserve "A" and the northeasterly corner of a called 4.500 acre tract of land described in a deed to Fort Bend County as recorded under File No. 2006 070443 of said F.B.C.O.R.;

THENCE, South 89° 14' 33" West, along the northerly line of said 4.500 acre tract and a southerly line of said Reserve "A", a distance of 499.87 feet to an "X" cut in concrete set for the northwesterly corner of said 4.500 acre tract and an interior corner of said Reserve "A"

THENCE, South 17° 47' 12" West, along the westerly line of said 4.500 acre tract and an easterly line of said Reserve "A", a distance of 17.59 feet to a 5/8-inch iron rod with cap stamped "Mckim & Creed" set for corner;

THENCE, South 81° 36' 30" West, along a southerly line of this tract, a distance of 164.50 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an interior corner;

THENCE, South 08° 46' 23" East, along an easterly line of this tract, a distance of 19.25 feet to a 5/8-inch iron rod stamped "McKim & Creed" set for corner;

THENCE, South 81° 36' 30" West, along a southerly line of this tract, a distance of 78.25 feet to a 5/8-inch iron rod stamped "McKim & Creed" set for the southwesterly corner of this herein described tract;

THENCE, North 08° 23' 30" West, along the westerly line of this tract, a distance of 244.99 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an angle point;

THENCE, North 03° 07' 10" West, continuing along said westerly line, a distance of 455.05 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set on the northerly line of said Reserve "A" and said 30.000 acre tract which marks the northwesterly corner of this herein described tract;

THENCE, North 86° 52' 50" East, along the northerly line of said Reserve "A" and said 30.000 acre tract, a distance of 751.33 feet to a 5/8-inch iron rod found on the westerly right-of-way line of McKeever Road (60 feet wide) which marks the northeasterly corner of said Reserve "A" and said 30.000 acre tract;

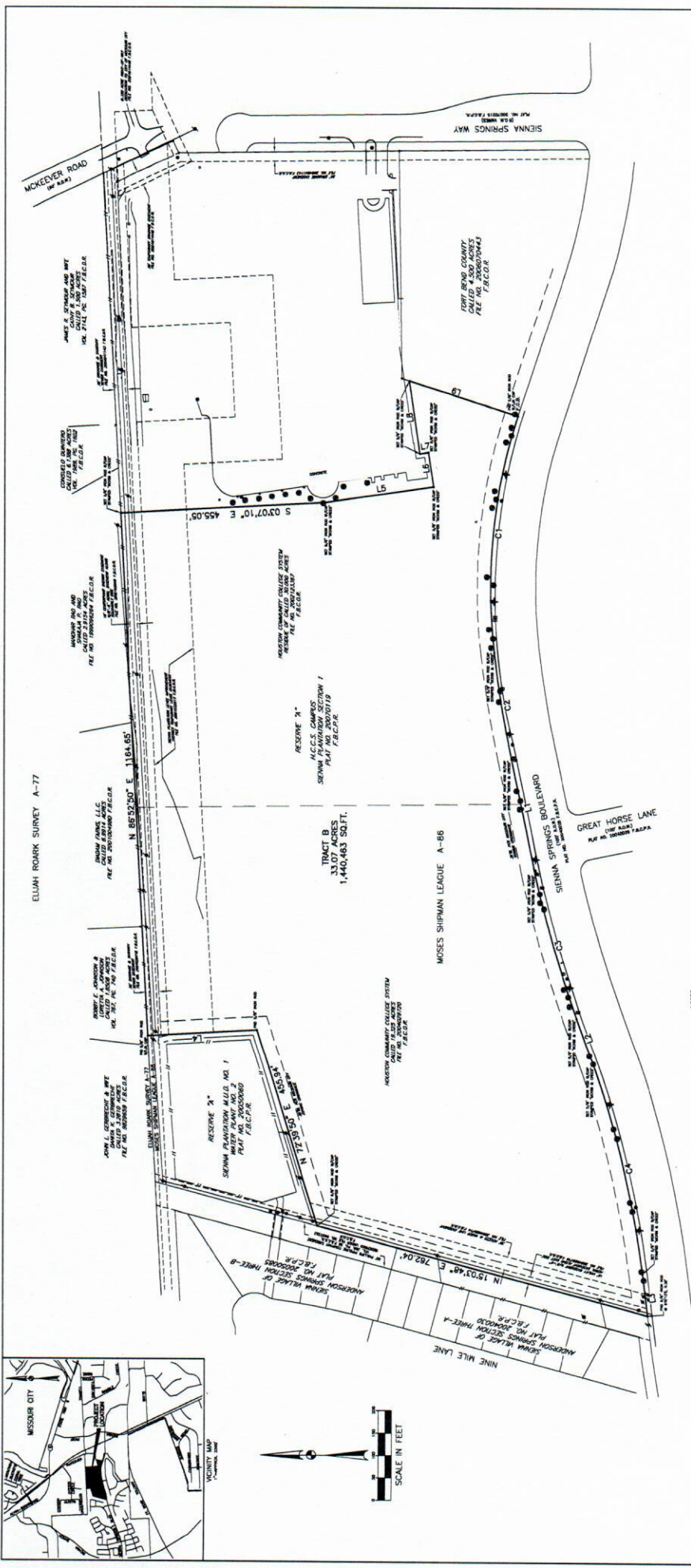
THENCE, South 25° 00' 03" East, along the easterly line of said Reserve "A" and said 30.000 acre tract, a distance of 172.06 feet to a 5/8-inch iron rod with cap found for corner;

THENCE, South 64° 16' 18" West, a distance of 29.41 feet to a 5/8-inch iron rod with cap found for an interior corner;

THENCE, South 00° 45' 27" East, along said easterly line, a distance of 491.16 feet to the POINT OF BEGINNING and containing a computed area of 11.75 acres (512,046 square feet) of land.

This description is accompanied by a separate survey drawing dated November 3, 2014.

Compiled By:
McKim & Creed, Inc.
9960 West Sam Houston Parkway South, Suite 200
Houston, Texas 77099
Phone: 713-659-0021
TBPLS Firm Registration No. 101776-00
Date: November 3, 2014
Job No.: 06555-0013



PRELIMINARY - FOR REVIEW ONLY

- NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE NORTHERLY LINE OF THE PLAT OF H.C.C.S. DAMING SENNA PLANTATION SECTION 1.
 2. THE SURVEY WAS NOT CONDUCTED IN THE CURRENT TITLE REPORT OR COMMENT ON THE SUBJECT PROPERTY. THEREFORE ALL LOCATIONS OF ENCUMBRANCES OF RECORD MAY NOT BE SHOWN HEREON. NOTION AND CURED HAS PERFORMED NO ADDITIONAL SURVEYING.
 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48132C0298 L, THE SUBJECT PROPERTY IS LOCATED WITHIN ONE (1) OF SEVERAL (5) UNDESIGNATED AREAS AS SHOWN ON THE LATEST REVISION OF THE FIRM. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY OF THE DESIGNATED AREAS OF FLOOD HAZARD. HOWEVER, THE SUBJECT PROPERTY IS LOCATED WITHIN AN UNDESIGNATED AREA. THIS INFORMATION IS AS FURNISHED BY FEMA AND IS NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY TO LOCATE ANY WETLANDS, FAULT LINES, OR ANY OTHER ENVIRONMENTAL FEATURES SHOULD THEY EXIST.
 4. THIS SURVEY DID NOT ATTEMPT TO LOCATE ANY WETLANDS, FAULT LINES, OR ANY OTHER ENVIRONMENTAL FEATURES SHOULD THEY EXIST.
 5. THE SUBJECT PROPERTY IS SUBJECT TO THE ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MISSOURI CITY, TEXAS.
 6. IMPROVEMENTS WERE LOCATED ON THE SUBJECT PROPERTY OTHER THAN AS SHOWN.
 7. NO IMPROVEMENTS HAVE BEEN LOCATED TO INDICATE THAT THE EASEMENT HAS BEEN RELEASED.
 8. THIS SURVEY IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION DATED NOVEMBER 3, 2014.

SYMBOL LEGEND	
□	LIGHT STAKEWOOD
○	MANHOLE
⊕	TELEPHONE PEG/STAKE
⊗	WATER VALVE
⊙	FIRE HYDRANT
⊚	PROVISIONAL VALVE
⊛	POWER POLE
⊜	SLUT HOLE
⊝	ELECTRIC BOX
⊞	MARKER
⊟	TREE

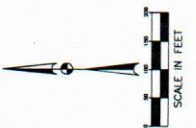
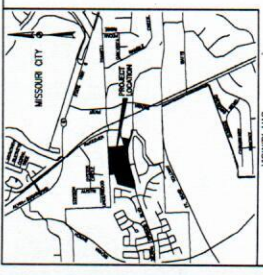
NO.	ARC	DELTA	CHORD BEG.	CHORD END	CHORD DIST.
C1	333.33'	24.78° 58'	1250.00'	1250.00'	529.33'
C2	333.33'	24.78° 58'	1250.00'	1250.00'	529.33'
C3	333.33'	24.78° 58'	1250.00'	1250.00'	529.33'
C4	411.58'	13° 38' 50"	2150.00'	2150.00'	473.67'

LINE TABLE	
NO.	STATIONING
L1	579.75' TO 726.75'
L2	579.75' TO 626.75'
L3	579.75' TO 626.75'
L4	626.75' TO 726.75'
L5	500.00' TO 525.00'
L6	525.00' TO 550.00'
L7	550.00' TO 575.00'
L8	575.00' TO 600.00'
L9	600.00' TO 625.00'
L10	625.00' TO 650.00'

BOUNDARY SURVEY
 33.07 ACRES (1,440,463 SQ.FT.)
 MOSES SHIPMAN LEAGUE, A-86
 FORT BEND COUNTY, TEXAS

MFKIM & CREED
 PROFESSIONAL ENGINEERS
 13131 W. 20th Street, Suite 200
 Houston, Texas 77058
 (281) 486-1111
 www.mfkimandcreed.com

SCALE:	1" = 100'	JOB NO.	06555-0003
DATE:	MM-DD-YY	F.B. NO.	HOU N
DRAWN BY:	CHK. IN:	PROJECT:	SENNA PLANTATION



PRELIMINARY - FOR REVIEW ONLY

Tract "B"
Metes and Bounds Description
33.07 Acres (1,440,463 Square Feet)
Moses Shipman League, Abstract No. 86
Fort Bend County, Texas

Description of an 33.07 acre (1,440,463 square feet) tract of land which is out of Reserve "A" of the plat of H.C.C.S. Campus Sienna Plantation Section 1 as recorded at Plat No. 20070119 of the Fort Bend County Plat Records (F.B.C.P.R.) and also being out of a called 30.000 acre tract described in a deed to Houston Community College System as recorded under File No. 2002123367 of the Fort Bend County Official Records (F.B.C.O.R.) and out of a called 19.325 acre tract described in a deed to Houston Community College System as recorded under File No. 2004029720 of said F.B.C.O.R., in the Moses Shipman League, Abstract No. 86, in Fort Bend County, Texas, said 33.07 acre tract being more particularly described as follows (with bearings referenced to the northerly line of said Reserve "A", called as North 86° 52' 50" East):

BEGINNING at a 5/8-inch iron rod with "LJA" cap found on the northerly right-of-way line of Sienna Springs Boulevard (100 feet wide) as recorded at Plat No. 20040028 of said F.B.C.P.R., said point marks the southernmost southeasterly corner of said Reserve "A" and the southwesterly corner of a called 4.500 acre tract described in a deed to Fort Bend County as recorded under File No. 2006070443 of said F.B.C.O.R., and being on the arc of a non-tangent curve to the left;

THENCE, in a westerly direction along said northerly right-of-way line and along the southerly line of said Reserve "A" as follows:

northwesterly, 533.39 feet along along the arc of said curve to the left (central angle = 24° 26' 56"; radius = 1,250.00 feet; chord bearing and distance = North 84° 26' 16" West, 529.35 feet) to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for a point of compound curvature;

southwesterly, 240.23 feet along the arc of said curve to the left (central angle = 05° 23' 52"; radius = 2,550.00 feet; chord bearing and distance = South 80° 38' 20" West, 240.14 feet) to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for a point of tangency;

South 77° 56' 24" West, a distance of 256.28 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the beginning of a tangent curve to the left;

southwesterly, 339.96 feet, along the arc of said curve to the left (central angle = 07° 38' 19"; radius = 2,550.00 feet; chord bearing and distance = South 74° 07' 15" West, 339.71 feet) to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for a point of tangency;

South 70° 18' 05" West, a distance of 113.99 feet to a point for the beginning of a tangent curve to the right;

southwesterly, 474.58 feet along the arc of said curve to the right (central angle = 12° 38' 50"; radius = 2,150.00 feet; chord bearing and distance = South 76° 37' 30" West, 473.62 feet) to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for a point of tangency;

South 82° 56' 55" West, a distance of 94.50 feet to a point for the southwesterly corner of said Reserve "A" and said 19.325 acre tract, and the southeasterly corner of the plat of Sienna Village of Anderson Springs Section Three-A as recorded at Plat No. 20040030 of said F.B.C.P.R., from which a found 5/8-inch iron rod bears South 70° 13' East, 0.30 foot;

THENCE, North 15° 03' 48" East, departing said northerly right-of-way line, along the westerly line of said Reserve "A" and said 19.325 acre tract, a distance of 762.04 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the westernmost northwesterly corner of said Reserve "A" and said 19.325 acre

tract and the southwesterly corner of the plat of Sienna Plantation M.U.D. No. 1 Water Plant No. 2 as recorded at Plat No. 20050060 of said F.B.C.P.R.;

THENCE, North 72° 39' 50" East, along the southerly line of said Water Plant No. 2 and a northerly line of said Reserve "A", a distance of 455.94 feet to a 5/8-inch iron rod found for the southeasterly corner of said Water Plant No. 2;

THENCE, North 03° 07' 10" West, along the easterly line of said Water Plant No. 2 and a westerly line of said Reserve "A", a distance of 243.37 feet to a 5/8-inch iron rod with "LJA" cap found for the northeasterly corner of said Water Plant No. 2 and the northernmost northwesterly corner of said Reserve "A";

THENCE, North 86° 52' 50" East, along the northerly line of said Reserve "A", a distance of 1,164.65 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the northernmost northeasterly corner of this herein described tract;

THENCE, South 03° 07' 10" East, along an easterly line of this tract, a distance of 455.05 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an angle point;

THENCE, South 08° 23' 30" East, continuing along said easterly line, a distance of 244.99 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an interior corner;

THENCE, North 81° 36' 30" East, along a northerly line of this tract, a distance of 78.25 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for corner;

THENCE, North 08° 46' 23" West, a distance of 19.25 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an interior corner;

THENCE, North 81° 36' 30" East, continuing along a northerly line of this tract, a distance of 164.50 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for corner in the westerly line of said 4.500 acre tract and an easterly line of said Reserve "A";

THENCE, South 17° 47' 12" West, along the westerly line of said 4.500 acre and an easterly line of said Reserve "A", a distance of 254.12 feet to the POINT OF BEGINNING and containing a computed area of 33.07 acres (1,440,463 square feet) of land.

This description is accompanied by a separate survey drawing dated November 3, 2014.

Compiled By:
McKim & Creed, Inc.
9960 West Sam Houston Parkway South, Suite 200
Houston, Texas 77099
Phone: 713-659-0021
TBPLS Firm Registration No. 101776-00
Date: November 3, 2014
Job No.: 06555-0013

Texas Parkway Tract 1
Metes and Bounds Description
21.84 Acres (951,171 Square Feet)
I. & G. N. R. R. Co. Survey, Sec. 3, Abstract No. 264
Fort Bend County, Texas

Description of a 21.84 acre (951,171 square feet) tract of land which is out of a called 22.1607 acre tract described in a deed to Missouri City Venture 19 as recorded in Volume 850, Page 525 of the Fort Bend County Deed Records, in the I. & G.N.R.R. Co. Survey, Sec. 3, Abstract No. 264, in Fort Bend County, Texas, said 21.84 acre tract being more particularly described as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8-inch iron rod located at the intersection of the westerly right-of-way line of FM Highway No. 2234 (Texas Parkway) with the northerly line of a called 18.1530 acre tract described in a deed to the City of Missouri City as recorded in Volume 831, Page 547 of the Fort Bend County Deed Records;

THENCE, South 02° 52' 37" East, along said westerly right-of-way line, a distance of 205.80 feet to a point for the northeasterly corner and POINT OF BEGINNING of this herein described tract, and from which a found 5/8-inch iron rod bears North 59° 00' East, 0.21 foot;

THENCE, South 02° 27' 37" East, continuing along said westerly right-of-way line, a distance of 1,023.76 feet to a concrete monument found for the beginning of a tangent curve to the right;

THENCE, southwesterly, 47.12 feet along the arc of said curve to the right (central angle = 90° 00' 00"; radius = 30.00 feet; chord bearing and distance = South 42° 07' 23" West, 42.43 feet) to a point of tangency on the northerly right-of-way line of Lexington Boulevard (100 feet wide) as recorded in Volume 629, Page 204 of the Fort Bend County Deed Records, from which a found iron rod with aluminum cap bears South 87° 18' West, 0.38 foot;

THENCE, South 87° 07' 23" West, along the northerly right-of-way line of said Lexington Boulevard, a distance of 954.36 feet to a point for the beginning of a tangent curve to the right, from which a found 5/8-inch iron rod bears South 16° 06' West, 0.47 foot;

THENCE, northwesterly, 463.75 feet, continuing along said northerly right-of-way line and along the arc of said curve to the right (central angle = 19° 34' 29"; radius = 1,357.41 feet; chord bearing and distance = North 83° 05' 22" West, 461.50 feet) to a point for the southwesterly corner of this herein described tract, from which a found 1/2-inch iron pipe bears South 02° 53' East, 0.66 foot;

THENCE, North 02° 53' 16" West, along the westerly line of this tract, a distance of 206.22 feet to a point for the northwesterly corner of this herein described tract, from which a found 5/8-inch iron rod (bent) bears South 00° 42' East, 0.52 foot;

THENCE, North 59° 00' 12" East, along the northwesterly line of this tract, a distance of 1,631.79 feet to the POINT OF BEGINNING and containing a computed area of 21.84 acres (951,171 square feet) of land.

ACTION ITEM

Meeting Date: February 13, 2015

Committee: *Facilities and Finance*

ITEM NO.	ITEM TITLE	PRESENTER
B	Authorization to Sell Missouri City Campus Property	Dr. Cesar Maldonado Chuck Smith

RECOMMENDATION

Declare the approximately 33 acres of undeveloped property adjacent to the existing Missouri City Campus, located in the vicinity of 5855 Sienna Springs Way in Missouri City, Texas, as surplus real property, and authorize the Chancellor to negotiate a potential sale of the 11.75 acre tract of improved property located at 5855 Sienna Springs Way to Fort Bend County.

COMPELLING REASON/RATIONALE

The Board of Trustees authorized relocation of the College's existing campus in Missouri City to a new location on Texas Parkway during January 2015. The relocation is a joint project of Fort Bend County, Missouri City and HCCS. The new location will provide an enhanced presence for HCCS in a larger, more efficient building.

The budget for the proposed new site requires the sale of the existing real property on Sienna Springs Way. This transaction is one of several fiscally responsible activities previously described to the Board of Trustees that is required to complete the relocation.

DESCRIPTION OR BACKGROUND

Fort Bend County Commissioners Court took action on February 3, 2015 authorizing negotiations with HCCS for the purchase of the improved 11.75 acre site on which the existing Missouri City Campus sits. If negotiations are successful, a Board Resolution authorizing sale to the County will be brought to the HCCS Board of Trustees for approval at a subsequent Board meeting.

The administration is requesting that the Board declare the approximately 33 acres of unimproved property adjacent to the existing Missouri City Campus as surplus real property, so that the administration may proceed with advertisement of the sale of such property. The terms of any sale of the 33 acre unimproved site will be subject to final approval by the HCCS Board of Trustees, by Board Resolution, at a subsequent meeting.

FISCAL IMPACT

Every effort is being made to ensure that the receipt of revenue from sales proceeds and other third party sources will ultimately result in a zero net cash outlay by HCCS for the relocation of the Missouri City Campus to real property located on Texas Parkway.

The 11.75 acre tract will not be sold for less than its appraised fair market value of \$8,000,000. The approximately 33 acre unimproved parcel has deed restrictions for use as an HCC community college campus only, plus a Right of First Opportunity repurchase option retained by the original seller. Final sale price of this tract will depend on whether the original seller exercises such rights. Third party contributions will be used to complete the project budget prior to the start of construction at the new site.

LEGAL REQUIREMENT

This transaction meets the requirements of Article III, Section 52 of the Texas Constitution and Texas Government Code Section 272.001.

STRATEGIC GOAL ALIGNMENT

Strategic Initiative: Support innovation as a means to improve institutional resilience

Cultivate an entrepreneurial culture across the Institution

Leverage Local and International Partnerships for institutional and Community development.

Attachment Title(s): **Plot of Tract**

This item is applicable to the following:

Central Coleman Northeast Northwest Southeast Southwest 3100



MISSOURI CITY DR

**Missouri City
Venture #19
21.69715 ac**

FUTURE LEXINGTON BLVD

**KSA
INDUSTRIES INC
19.7388 ac**

LOTUS DR
MEADOW GREEN DR

TEXAS PKWY - FM 2234 RD

KENFOREST DR

ASHMORE CT

LEXINGTON BLVD

CREIGHTON DR

HALSTEAD ST

SHADOW WIND DR

MYERS MILL DR

HOLLOWOOD LN

TWINING OAKS LN

KENFOREST DR

GLENGREEN DR

TOWER GROVE CT

WHISPERING PINE DR

PINE HOLLOW DR

ALLERTON DR

STONE LAKE DR

WESTWOOD DR

EASTMONT LN

JUDYTER

BELT LN

ROBCREST WAY

SKIPWOOD DR

LAUREN PL

CURTISXING

SCANLIN RD

SHADOW DR

WOODLAND HILLS DR

RIPPLE CREEK DR

RIPPLE CREEK CT

RIPPLE CREEK DR

FRESHMEADOW DR

GRAND PARK DR

QUAIL GREEN

ACTION ITEM

Meeting Date: February 13, 2015

Committee: *Facilities and Finance*

ITEM NO.	ITEM TITLE	PRESENTER
C	Cisco Network Infrastructure Equipment (HCC Bond Projects)	Dr. Cesar Maldonado Dr. William E. Carter

RECOMMENDATION

Authorize the Chancellor to negotiate and execute a one-time purchase of Cisco network infrastructure equipment with Datavox in the amount of \$1,450,062.82.

COMPELLING REASON/RATIONALE

The proposed Cisco network equipment will provide upgrades to system-wide infrastructure necessary to support new construction under the CIP Bond Program.

DESCRIPTION OR BACKGROUND

HCC issued a Request for Quotes to firms authorized as Cisco resellers under the existing State of Texas cooperative contract (DIR-TSO-2542). Notice was provided to thirty-six firms, responses to the Request for Quote were received from three firms by the published solicitation due date of February 4, 2015.

This recommendation to the Board of Trustees is being made to the firm offering the best value in accordance with Chapter 44.031(a) of the Texas Education Code.

FISCAL IMPACT

The one-time purchase shall not exceed \$1,450,062.82. Funding will be provided under the 2013 CIP Bond Program.

LEGAL REQUIREMENTS

In accordance with Section 44.031 of the Texas Education Code, the item described above is for goods and services purchased by HCC under an interlocal or awarded cooperative contract as defined by Texas Government Code Section 791 (the "Interlocal Cooperative Act").

STRATEGIC GOAL ALIGNMENT

Strategic Initiative: Support Innovation

Attachment Title(s): **Quote 15-1-30 HCC CIP Core Network Infrastructure Evaluation**

This item is applicable to the following:

Central Coleman Northeast Northwest Southeast Southwest 3100

Q15-1-30 HCC CIP Core Network Infrastructure Evaluation

		Austin Ribbon and Computer (ARC)	Datavox	Disys Solutions, Inc.
Perimeter Internet Routers	Exhibit A	\$378,878.58	\$354,019.60	\$373,440.32
Collapsed Core-WAN Routers	Exhibit B	\$392,808.67	\$369,967.14	\$392,261.58
WiSM2 Wireless LAN Controllers	Exhibit C	\$550,026.72	\$513,844.04	\$542,753.65
Unified Access Lab WiSM2	Exhibit D	\$107,309.34	\$85,857.04	\$90,819.74
PSTN SIP Routers	Exhibit E	\$128,073.25	\$126,375.00	\$141,465.12
Total bid		\$1,557,096.56	\$1,450,062.82	\$1,540,740.41
			Lowest Price	