



This Open Meeting of the Board of Trustees is authorized in accordance with the Texas Government Code, §§ 551.001 through 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of Board Relations. Per Texas Government Code § 551.1282, this meeting is being broadcast over the Internet in the manner prescribed by Texas Government Code, § 551.128. In accordance with Texas Government Code § 551.127 one or more members of the Board of Trustees may participate in the meeting via videoconference in accordance with the provisions thereof.

**NOTICE OF A FINANCE COMMITTEE MEETING OF THE
BOARD OF TRUSTEES FOR DALLAS COLLEGE AND
RICHLAND COLLEGIATE HIGH SCHOOL
Tuesday, March 1, 2022 | 2:00 PM**

**Administrative Office
1601 Botham Jean Blvd. | Lower Level, Room #036
Dallas, Texas 75215
www.dallascollege.edu/boardmeetingslive**

Persons who address the Board are reminded that the Board may not take formal action on matters that are not part of the meeting agenda and may not discuss or deliberate on any topic that is not specifically named in the agenda. For any non-agenda topic introduced during this meeting, there are three (3) permissible responses: 1) to provide a factual answer to a question; 2) to cite specific Board Policy relevant to a topic; or 3) the topic may, at a later date, be placed on a Board Agenda for a subsequent meeting.

Speakers shall direct their presentations to the Board Chair, or the Board, as a whole.


Finance Committee Meeting Agenda

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- 1. Roll Call - Announcement of a Quorum**
- 2. Certification of Notice Posted for the Meeting**

3. Citizens Desiring to Address the Board

4. Committee Presentations

- 4.1. Dallas College Facilities Management 4 - 22
[20220301 finance committee presentation: Dallas College Facilities Mgmt](#) 
Presenter: Scott Wright

5. Items for Review

- 5.1. Committee Notes
a. Finance Committee Notes for February 1, 2022 23 - 25
[5.1.a. Item for Review - Committee Notes for February 1, 2022 finance committee meeting](#) 

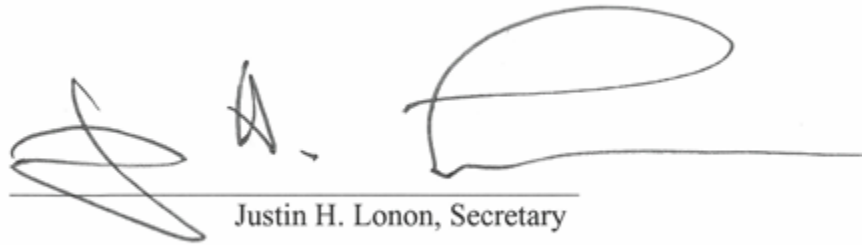
6. Executive Session (if required)

- 6.1. Consultation with Attorney Regarding Legal Matters or Pending and/or Contemplated Litigation or Settlement Offers - Section 551.071
- 6.2. Personnel Matters Relating to Appointment, Employment, Evaluation, Assignments, Duties, Discipline, or Dismissal of Officers or Employees- Section 551.074
- 6.3. Deliberate Regarding Real Property Since Open Deliberation would have a Detrimental Effect Upon Negotiations with a Third Person - Section 551.072
- 6.4. Deliberate Regarding Security Devices or Security Audits Sections 551.076 and 551.089

7. Adjournment

**CERTIFICATION OF NOTICE POSTED FOR THE MARCH 1, 2022 GOVERNANCE COMMITTEE
MEETING OF DALLAS COLLEGE AND RICHLAND COLLEGIATE HIGH SCHOOL BOARD OF
TRUSTEES**

I, Justin H. Lonon, Secretary of the Board of Trustees of Dallas College, do certify that a copy of the notice for this meeting was posted on the 25th day of February 2022 in compliance with the applicable provisions of the Texas Open Meetings Act.



Justin H. Lonon, Secretary



Facilities Management

Scott K. Wright
Deputy Chief Facilities Officer

Finance Committee Briefing
March 1, 2022



Agenda

- Facilities Management Strategic Plan
- Board's Thematic Priority 4.3: Ensuring Institutional Effectiveness
- New/Improved Services
- Facilities Improvement Plan
- Maintenance Tax Notes



Facilities Management Strategic Plan

Mission

Construct, operate, and maintain a physical environment to facilitate higher education and enhance surrounding communities.

Vision

Ensure every person who visits a Dallas College campus leaves inspired.

Core Values

Teamwork, Integrity, Service, Excellence

Facilities Management Strategic Plan 2

High Level Goals

- Demonstrate that Facilities Management values each employee
- Deliver high quality service that exceeds customer expectations
- Reduce environmental impact and costs of utilities, fuel and waste

Formation of the plan is ongoing.

Ensure Institutional Effectiveness

- Build and maintain quality facilities that are effective, efficient, and sustainable.
- KPI - Leverage the Facility Condition Index (FCI)

$$FCI = \frac{\textit{Total Deferred Maintenance}}{\textit{Total Replacement Cost}}$$

- An FCI above 0.4 requires intervention (accomplish deferred maintenance or look to decommission)

Ensure Institutional Effectiveness 2

- Build and maintain quality facilities that are effective, efficient, and sustainable.
- KPI - At least 80% of technician time should be spent on preventative maintenance (PM).
 - Preventative Maintenance and reactive maintenance are inversely proportional – doing more PMs results in reduced reactive maintenance

$$\textit{Preventative Maintenance} = \frac{1}{\textit{Reactive Maintenance}}$$

New/Improved Services

- Construction Manager on every campus
- Facility Manager on every campus
- Facilities Helpdesk
- Focused effort on energy management
- One work order management system for the College
- Specialized consolidated teams (HVAC, Fire, Plumbing, Electrical, Landscape and Grounds, Shipping & Receiving, Custodial, HVAC Controls)
- Fleet Services
- Campus employees focus on preventative maintenance



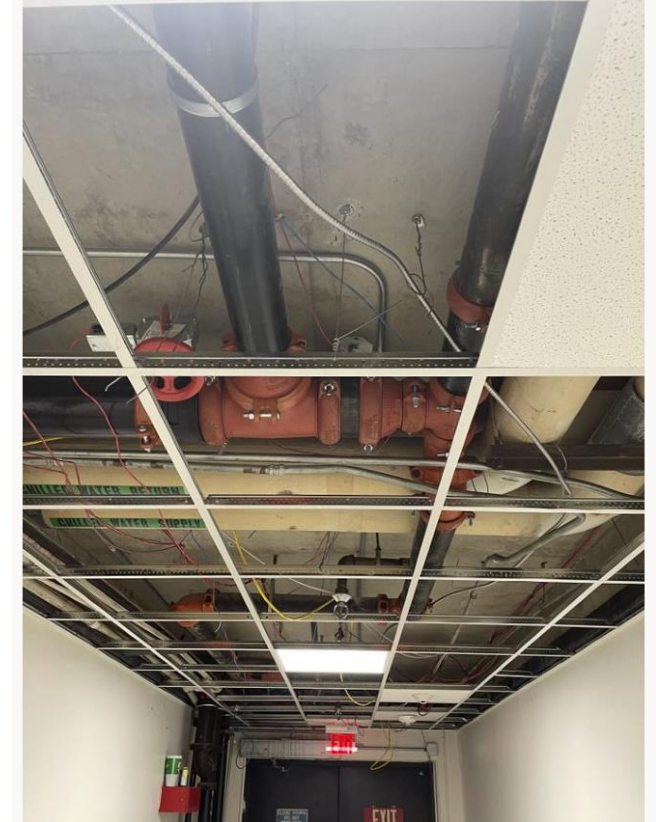


Facilities Improvement Plan

- FY20 all projects complete (except NL fire alarm)
- FY20 all additional projects complete
- FY21 ~95% complete (COVID-19 procurement delays)
- FY21 all additional projects complete
- FY22 projects are on going
- \$75m across 3 years and 130 projects

FY21 Facilities Improvement Plan

- **BH - \$3,000,000**
 - Replace roofs on F, H, J, M, Q: **COMPLETE**
 - Replace Federal Pacific Panels: **95% Complete**
- **CV - \$3,500,000**
 - Replace/Install Fire Sprinklers in C, D: **95% Complete**



FY21 Facilities Improvement Plan 2

EF - \$2,600,000

Replace Fire Alarm (Design): **COMPLETE**

Replace Steam Boilers: **COMPLETE**

MV - \$6,300,000

Replace VAV Boxes: **COMPLETE**

Replace Ceilings/upgrade to LED: **COMPLETE**

Replace Roofs on S, B, W, East: **COMPLETE**

Upgrade Sounds System: **COMPLETE**

Replace Hydronic Pumps: **COMPLETE**

Replace 1000 Ton Chiller: **COMPLETE**

Replace/Upgrade HVAC Controls: **COMPLETE**

EC - \$500,000

Replace Federal Pacific Panels: **COMPLETE**

Fire Alarm Design, Lighting Upgrades at BJP; Renovations at AO: **COMPLETE**



New boilers at EF saw a 54% reduction in gas usage in Nov, Dec compared to 2019



FY21 Facilities Improvement Plan 3

NL - \$2,400,000

Upgrade obsolete fire alarm: **95% Complete**

Replace F Building Hydraulic Pumps: **COMPLETE**

West Campus Restoration: **COMPLETE**

R Building Switchgear Replacement: **95% Complete**

A-200 Waterproofing: **COMPLETE**

Central Plant Switchgear: **95% Complete**

Reseal roadways: **COMPLETE**

Replace North Loop Road (Design): **COMPLETE**

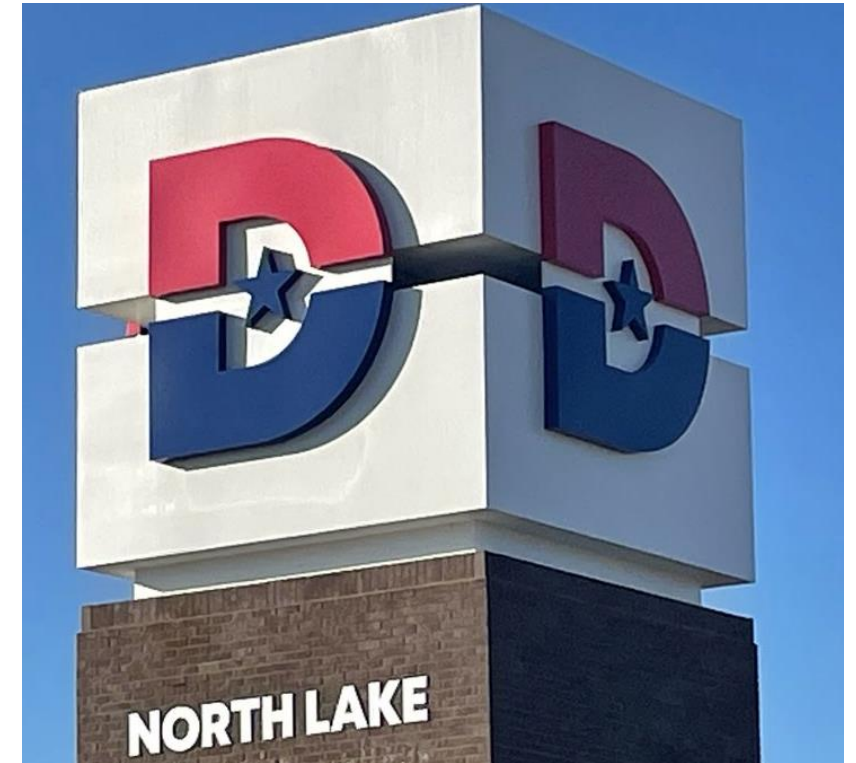
Central Plant Water Manifold: **COMPLETE**

Athletic Upgrades/Repairs: **COMPLETE**

HHW Piping Insulation: **COMPLETE**

Replace AC Units in Workforce and Cafeteria: **COMPLETE**

Tridium Software Upgrade: **50% Design Complete (began after IDF completion)**



FY21 Facilities Improvement Plan 4

RL - \$1,400,000

Replace Roofs at Fannin, Alamito: **COMPLETE**

Replace LeCroy Chillers: **COMPLETE**

Replace Fume Hoods: **95% Design Complete**

College - \$3,300,000

Facilities Condition Assessment: **COMPLETE**

Electrical Safety Study (Arc Flash): **COMPLETE**

TMA (Work Order Management System): **COMPLETE**

Subsurface Utility Engineering: **COMPLETE**

Rebranding (Phase 1): **COMPLETE**



FY22 Facilities Improvement Plan

- **BH - \$4,200,000**
 - Upgrade HVAC Controls: **100% Design Complete**
 - Design to Replace Fire Alarm: **10% Complete**
 - Replace AHU: **COMPLETE**
 - Replace Federal Pacific Panels: **95% Complete**
- **CV - \$6,300,000**
 - Replace Parking Lot: **Design Complete**
 - Replace/Install Fire Sprinklers in E: **10% Complete**
 - Access Control Conversion: **10% Complete**



FY22 Facilities Improvement Plan 2

EF - \$4,600,000

Replace Fire Alarm: **10% Complete**

Design to Replace Electrical Equipment: **70% Complete**

Replace Exterior Storefront Doors: **100% Design Complete**

Turf Baseball Field: **15% Design Complete**

MV - \$1,000,000

Replace AHU: **15% Complete**

Replace Interior Sanitary Line: **COMPLETE**

EC - \$1,900,000

Replace RTU: **90% Complete**

Replace RTUs Culinary: **90% Complete**

Upgrade Building Automation at Culinary: **COMPLETE**

Replace Cooling Towers (BJP): **95% Design Complete**

Replace BJP Fire Alarm: **15% Complete**

Sustainability Impact Annually			
Resource	Natural	Artificial	UoM
	Grass	Turf	
Fuel	576	0	gal
Water	1,244,500	0	gal
Liquid Chemicals	715	0	gal
Solid Chemicals	2,900	0	lbs
Engine Emissions	828	0	hrs

Labor Hours Annually	
Artificial Turf	0
Natural Grass	1418

FY22 Facilities Improvement Plan 3

NL - \$2,100,000

Replace 500 Ton Chiller: **50% Design Complete**

Replace Boilers: **50% Design Complete**

Upgrade HVAC Controls: **15% Complete**

Construction at NL West: **99% Complete**

Extractor Relocation: **15% Complete**

RL - \$960,000

Replace Parking Lot: **60% Design Complete**

Waterproofing El Paso: **60% Complete**

College - \$3,600,000

College Wide Moves: **On Going**

Rebranding: **On Going**

Power Factor Correction: **95% Complete**



College Wide Power Factor Correction	
Annual Savings (Consumption, Transmission)	\$133,000
Return on Investment	4.3 years

Maintenance Tax Notes

- \$30m in FY21
 - Started with 35 projects
 - The new Dental Clinic in Paramount (\$6m) and the Satellite Energy Plant at Mountain View (\$10m) were funded from maintenance tax notes
 - ~20 projects remain (on going)



Maintenance Tax Notes 2

NL - \$700,000

Coppell Silo Repair: **COMPLETE**

Waterproofing: **95% Complete**

MV - \$12,000,000

Replace AHUs: **100% Design Complete**

Upgrade HVAC Controls: **100% Design Complete**

Replace Flooring: **95% Complete**

Satellite Energy Plant: **100% Design Complete**



CV - \$3,400,000

Replace Elevator Hydraulic Pumps: **In Design**

Upgrade HVAC Controls: **10% Construction Complete**

Sun Plaza: **50% Complete**

Police Move: **95% Design Complete**

Maintenance Tax Notes 3

EC - \$7,200,000

Replace Paramount Cooling Tower: **80% Complete**

Lighting Upgrade: **COMPLETE**

Tracer Upgrade: **COMPLETE**

Renovate Subway area in BJP: **COMPLETE**

Dental Move: **COMPLETE**

EF - \$3,000,000

Fire Sprinklers (A, L, M, P): **25% Design Complete**

College - \$300,000

Grounds Equipment Refresh: **COMPLETE**





Questions

ITEMS FOR REVIEW NO. 5.1.a.

Finance Committee Notes for February 1, 2022

A finance committee meeting of the Board of Trustees of Dallas College was held Tuesday, February 1, 2022 beginning at 10:32 a.m. and was broadcasted via the streaming link: <http://www.dcccd.edu/boardmeetingslive>. The meeting was convened by Committee Chair Boyd.

Board Members and Officers Present

*Mr. Cliff Boyd

Ms. Monica Lira Bravo (Chair)-attended virtually

*Ms. Charletta Rogers Compton

Ms. Diana Flores

Dr. Joe May (Secretary and Chancellor)

*Mr. Phil Ritter (Vice Chair)

Ms. Gretchen Williams

Ms. Dorothy Zimmermann

*denotes a committee member

Members Absent

None.

1. **Roll Call - Announcement of a Quorum** was confirm by Committee Chair Cliff Boyd.
2. **Certification of Notice Posted for the Meeting** was confirmed by Chancellor Joe May.
3. **Citizens Desiring to Address the Board**
None.
4. **Committee Presentations**
 1. Texas Community College Finance Commission Briefing
Presenter: Joe May

Dr. Joe May presented an update on the Texas Community College Finance Commission. The goal of the Finance Commission is to ensure that community college services are readily accessible to students in all

parts of the state and that community colleges are responsive to differing workforce needs in all regions of the state. The governor appoints members to the commission, which includes community college leadership from across the state.

Texas is one of the few states in which taxing districts do not cover the entire state. Community college service areas cover the entire state, yet approximately one-third of the population in Texas are not in any taxing districts. People living outside of the taxing districts do not pay taxes that feed into the community college.

Dr. May showed financing differences between public schools and community colleges. The legislature establishes support and maintenance for public schools. Community colleges receive appropriations biannually to supplement local funds for support, maintenance and improvement. Public schools use a funding model while community colleges use an allocation model, which varies based on contact hours biannually. Across the state, community colleges cannot cover the full amount of out-of-district costs and must supplement with tax dollars.

The commission was considering a set of design principles for a community college funding model that would recognize that the state is the minority investor in community colleges, ensure affordability, create incentives for colleges achieving 60x30TX goals and promote responsiveness to different workforce needs of different regions of the state. The commission was also looking at reducing the funding burden on students who pay out-of-district tuition, providing adequate funding support for colleges in taxing districts with low valuations, and ensuring affordability and access to workforce programs.

2. Project Financing Program

Presenters: John Robertson, Tiska Thomas, Jason Hughes, Hilltop Securities, Inc., Robert Estrada, Estrada Hinojosa Investment Bankers

John Robertson and Tiska Thomas, along with Jason Hughes and Robert Estrada, presented a financing program for future facility projects. For several years, there has been a significant amount of facility related projects for maintenance, renovation and enhancement collegewide. The college has self-funded about \$70 million for facility projects using operating funds and tax notes. The lawsuit over the

voter-approved bond package was still being resolved. The college needed to look at financing options to provide funding for the large-scale capital projects and reimburse the college for monies spent to date.

Options for funding capital projects include using cash on hand, commercial paper and long-term debt: Revenue Bonds and General Obligation (GO) Bonds. Revenue bonds have secured fees and charges along with a fixed interest rate. The Revenue-Backed Commercial Paper program is short-term funding with a maximum security of 270 days and could be issued at any time. Finance staff were reviewing financing options and would make a recommendation at future board meeting.

Trustee Flores asked about taxpayer savings. Tiska Thomas responded that taxpayer savings were approximately \$53 billion.

5. Items for Review

1. Committee Notes
 - a. Finance Committee Notes for December 7, 2021 were reviewed and not comments were made.

6. Executive Session

Committee went into executive session at 12:12 p.m. and reconvened at 1:40 p.m.

7. Adjournment was at 1:40 p.m.