



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 WORK SESSION OF THE BOARD OF TRUSTEES FOR DALLAS COLLEGE AND RICHLAND COLLEGIATE HIGH SCHOOL

Wednesday, June 29, 2022 | 9:00 AM

Administrative Office

1601 Botham Jean Blvd., 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.

Work Session Agenda

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

Page

3. Citizens Desiring to Address the Board

4. Opportunity for Members of the Board and Chancellor to Declare Conflicts of Interest Specific to this Agenda

5. Special Presentations

5.1. Budget Follow-up Discussion

Presenters: John Robertson, Tiska Thomas, Rob Wendland

5.2. Facilities Planning

4 - 45

[June 28, 2022 Work Session Facilities Planning presentation](#)



Presenter: Scott Wright

5.3. Capital Budget

46 - 55

[June 28, 2022 Work session Capital Budget presentation](#) 

Presenter: John Robertson

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

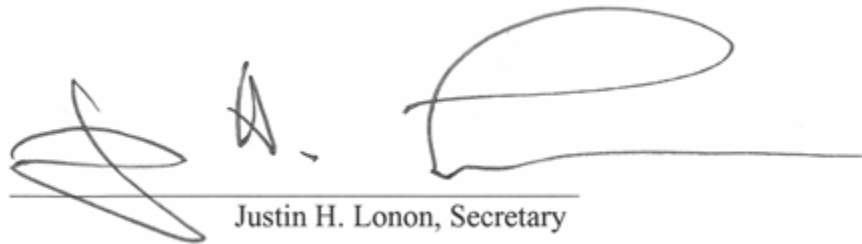
6.3. Deliberate Regarding Real Property Since Open Deliberation would have a Detrimental Effect Upon Negotiations with a Third Person - Section 551.072

6.4. Deliberate Regarding Security Devices or Security Audits- Sections 551.076 and 551.089

7. Adjournment

*CERTIFICATION OF NOTICE POSTED FOR THE JUNE 29, 2022 WORK SESSION 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 24th day of June 2022 in compliance with the applicable provisions of the Texas Open Meetings Act.



Justin H. Lonon, Secretary



Facilities Planning

Scott K. Wright
Deputy Chief Facilities Officer

Dallas College Board Strategic Planning Work Session
June 29, 2022

Agenda

- Strategic Plan
- Board's Strategic Priority 4.3
- Facilities Management Services
- Supplier Diversity
 - Facility Improvement Plan (FIP)
 - Projects
 - Bond
- Energy Management
- Sustainability
- Facilities Help Desk
- Pictures!
- What's To Come...



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

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

The plan will be finalized in July 2022.

Strategic Goal #4

Ensure Institutional Effectiveness

- 4.3 Build and maintain quality facilities that are effective, efficient, and sustainable.
 - 4.3.1 - 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)

Strategic Goal #4

Ensure Institutional Effectiveness

- 4.3 Build and maintain quality facilities that are effective, efficient, and sustainable.
 - 4.3.2 - 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

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



Facilities Management Services

- Construction Management
- Operations and Maintenance
- Landscape and Grounds
- Fleet Services
- Fixed Asset Inventory
- Space Management*
- Pest Control*
- Energy Management
- Facilities Helpdesk
- Consolidated teams (HVAC, Fire, Plumbing, Electrical, Landscape and Grounds, Shipping & Receiving, Custodial, HVAC Controls)



Supplier Diversity – FIP Projects

FY 20

Architectural/Engineering Service: **89%** – \$982,150 out of \$1,100,000 went to diverse firms

Construction Management: **100%** – \$476,600 out of \$476,600 went to diverse firms

Construction: **28%** – \$3,600,000 out of \$13,000,000 went to diverse companies

FY 21

Architectural/Engineering Services: **52%** – \$1,500,000 out of \$2,900,000 went to diverse firms

Construction Management: **23%** – \$35,000 out of \$155,000 went to diverse firms

Construction: **58%** – \$10,000,000 out of \$17,200,000 went to diverse companies

FY 22

Architectural/Engineering Services: **72%** – \$655,000 out of \$905,000 went to diverse firms

Construction Management: N/A

Construction: **19%** – \$2,400,000 out of \$12,500,000 went to diverse firms

Supplier Diversity – Projects

- New Diverse Vendors:
 - Post L
 - Galaxy
 - Myriad Roofing
 - Coryell Roofing
 - TJs Painting
 - F&P Construction
 - LeVis Consulting
 - Alpha Solutions
 - ~\$10,000,000 between these vendors
- Implemented Professional Services Pool in 2021
 - 4 out of 6 architects are diverse (IN2, CaCo, Moody Nolan, Harison Kornberg)
 - 2 out of 3 MEP engineers are diverse (DFW, B&H)
 - Surveying and Mapping, Urban Engineers Group, Campos Engineering



Supplier Diversity – Bond Projects

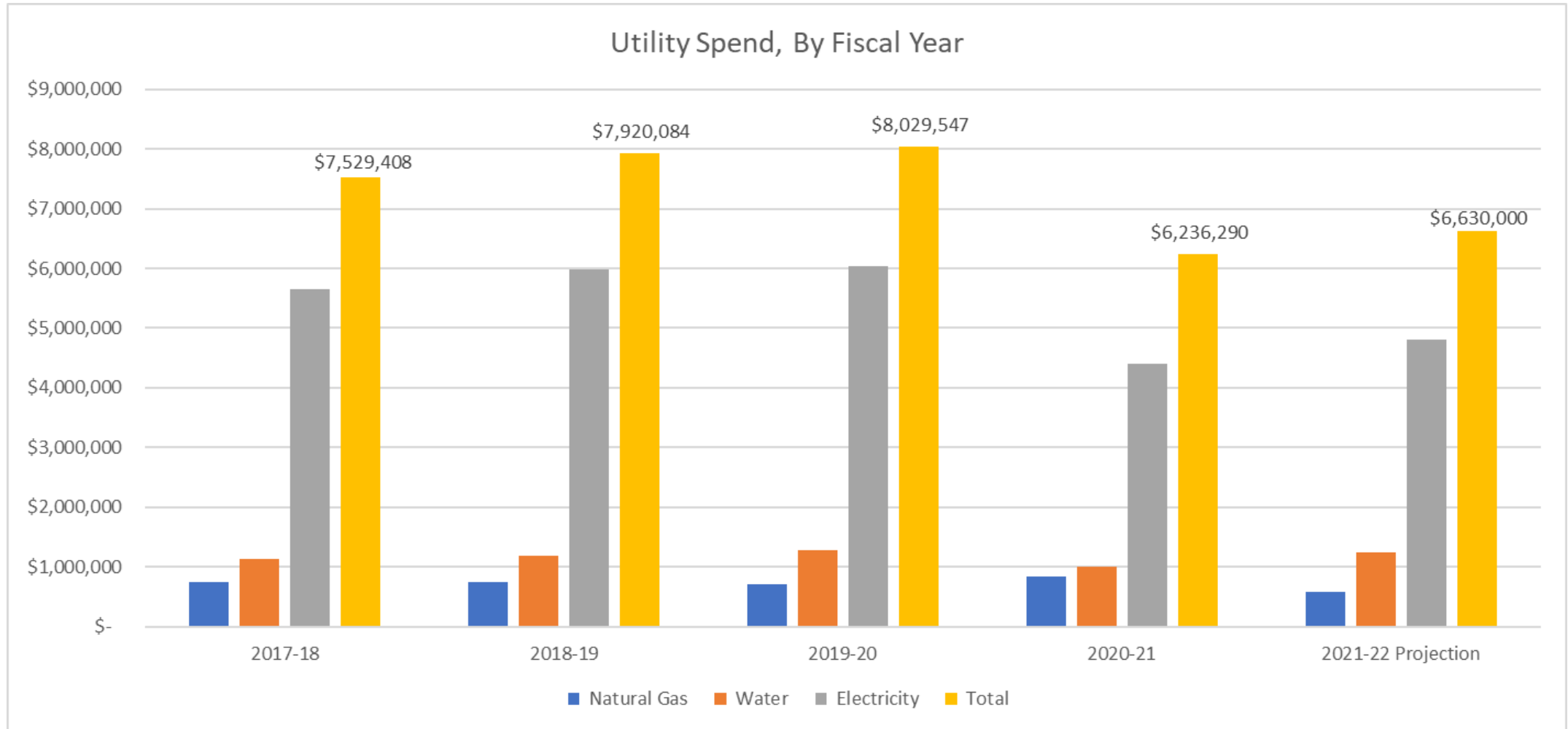
- \$39,200,000 Awarded to Diverse Companies
- 47% of actual invoices to date

Energy Management

- Energy Manager position
 - 4CP Demand Management
 - Implementation of Utilities Management software, Watchwire
 - Competitively bid electricity contract, 100% renewable energy (17% reduction per kwh)
 - Inclusion of efficiency tasks into preventative maintenance program
- Consolidated utility budgets
 - Usage and spending for the College tracked and monitored centrally
- Energy conservation efforts are aligned across the College



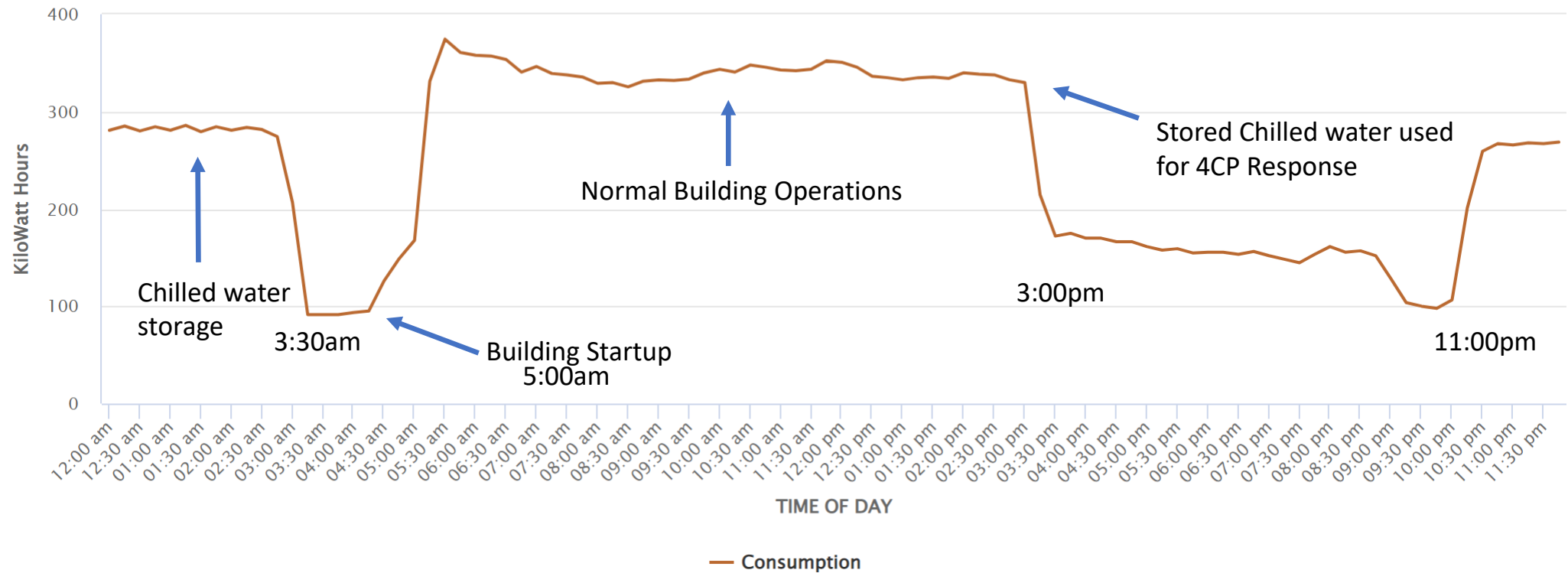
Energy Management





Energy Management

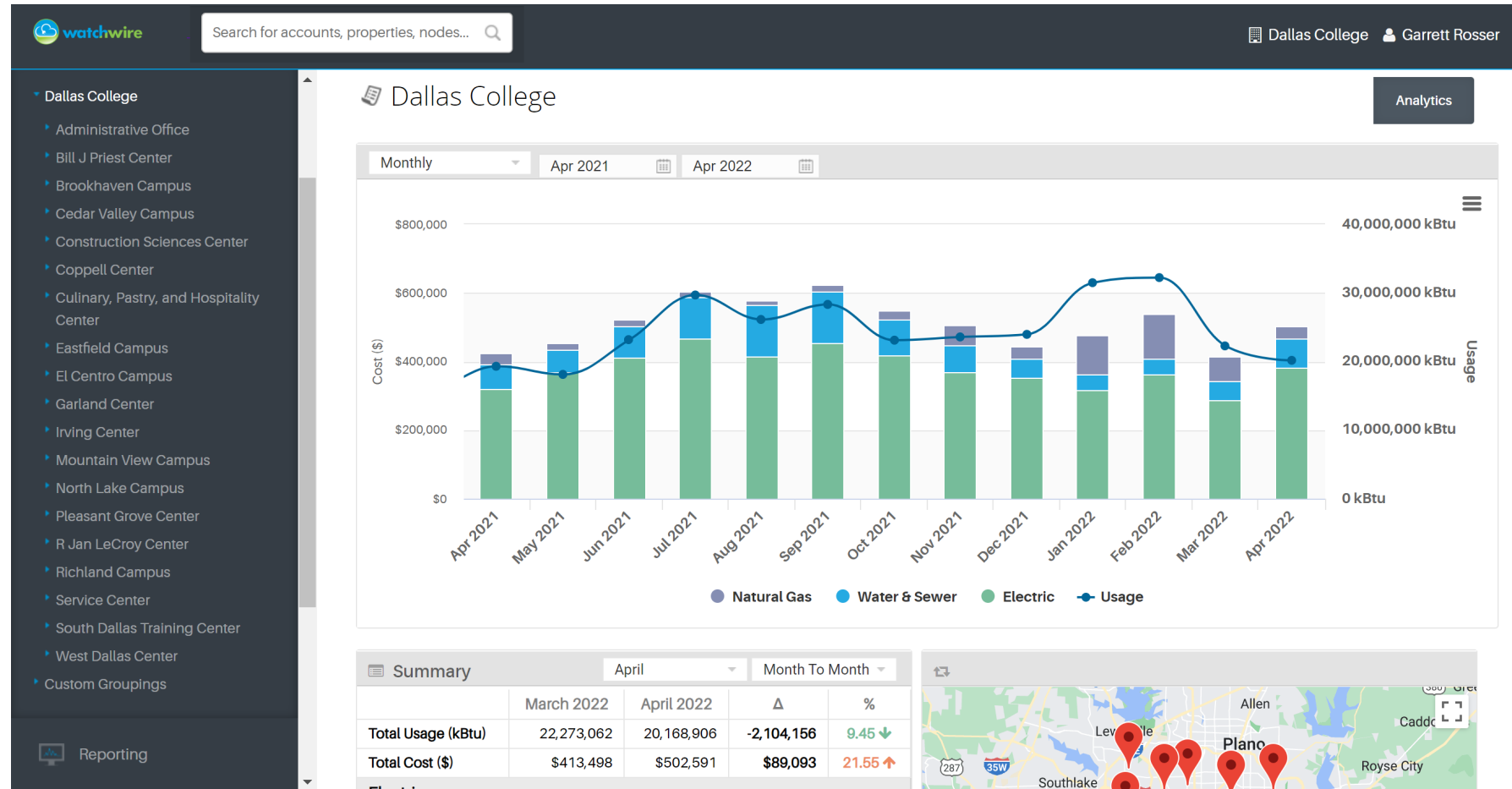
Energy Data Graph (15 Minute Intervals) - Kilowatt Hours for 06/08/2022



Mountain View Campus, 4CP Response



Energy Management



- Provides billing and usage overview, by location and by meter
- Allows for integration with Accounts Payable functions in Workday

WatchWire Utility Management Platform

Energy Management

- **Projects—Recent and On-going**
 - Since 2019 ~\$20m FIP projects had an impact on energy management
 - 400,000+ square feet of high efficiency roofing
 - 5 major boiler replacements
 - 5 major chiller replacements
 - 30+ rooftop air conditioner replacements
 - 7 locations receiving major building automation system (BAS) upgrades
 - Building automation sequence of operations updates
 - 4 cooling tower replacements (or significant overhaul)
 - LED lighting retrofits
 - Power factor correction
 - More robust 4CP efforts

Energy Management



Cedar Valley Roof Project



Energy Management



Eastfield Boiler Replacement

Energy Management



Brookhaven Campus Building Automation Upgrade

Energy Management



Brookhaven Campus
LED Lighting Upgrade (multi-campus effort)



Energy Management

- Projects, Near Term
 - Expansion of LED lighting upgrades
 - Boiler replacements
 - Chiller replacements
 - Cooling tower replacement
 - Consolidation of building automation systems
 - Plumbing fixture upgrades
 - Implementation of intelligent irrigation controls
 - Electricity and Water rebates
 - Cooling Tower Evaporation Credits

Energy Management

- **Organizational Opportunities**
 - Revision of local policy to reflect current DC roles and responsibilities
 - Development of Dallas College Energy Management Plan and Guidebook
 - Coordination of class scheduling with equipment type and coverage
 - Automate HVAC equipment scheduling to match room occupancy
 - Investment in electricity market intelligence to guide procurement activities
 - Investigate and discuss opportunities for adjusted summer work hours
 - IT Server Virtualization

Sustainability

- Recent and On-going Programs and Contributions
 - All energy savings efforts reduce greenhouse gas emissions
 - High efficiency roofs reduce heat island effect in urban areas
 - 100% renewable electricity contract – EPA "Green Power Partnership"
 - Tree Campus USA
 - Cardboard bailing and recycling
 - Some replacement of LED lighting



Sustainability

- New Opportunities
 - Expansion of cardboard bailing and recycling
 - Conversion of Eastfield baseball field to artificial turf
 - Reduction of water use through intelligent irrigation controls
 - Water reduction through xeriscaping and hardscaping
 - Pilot testing of electric resources
 - Electric vehicle charging stations
 - Electric vehicle pilot for Police
 - LED lighting replacement
 - Fuel efficiency improvements (vehicle refresh and right-sizing the fleet)
 - Food Pantry support
 - Reduce waste from construction activities

Sustainability



Electric Weed-Eaters

Facilities Help Desk

Question: How Do I Request Facilities Services?


Answer: Submit an online request via our [SharePoint site!](#)



Access Card and Key Requests

Please allow **ten (10) business days** for access card and key requests.

Note: You must download this [building and door access form](#), fill it out, and obtain the proper signatures. Once completed, return here, click the button below then submit your request along with the filled out and signed form.

 Access Card and Key Requests

Facilities Work Order Request

Click below to submit a facilities-related work order request. Facilities related work orders include things like:

- Your are hot or cold
- A leaking faucet
- A clogged toilet
- Burned out light bulbs

Note: This is for facilities related work requests ONLY. This is not intended to be used for IT maintenance requests.

 Facilities Work Order Request

In the event of a Facilities related emergency, please call 972-860-5445.





Facilities Help Desk

- TMA – a robust work order and asset management tool vs a "ticket system"
- Implemented October of 2021



Consolidated HVAC, HVAC Controls, Landscaping Teams





Brookhaven Campus



Brookhaven Campus



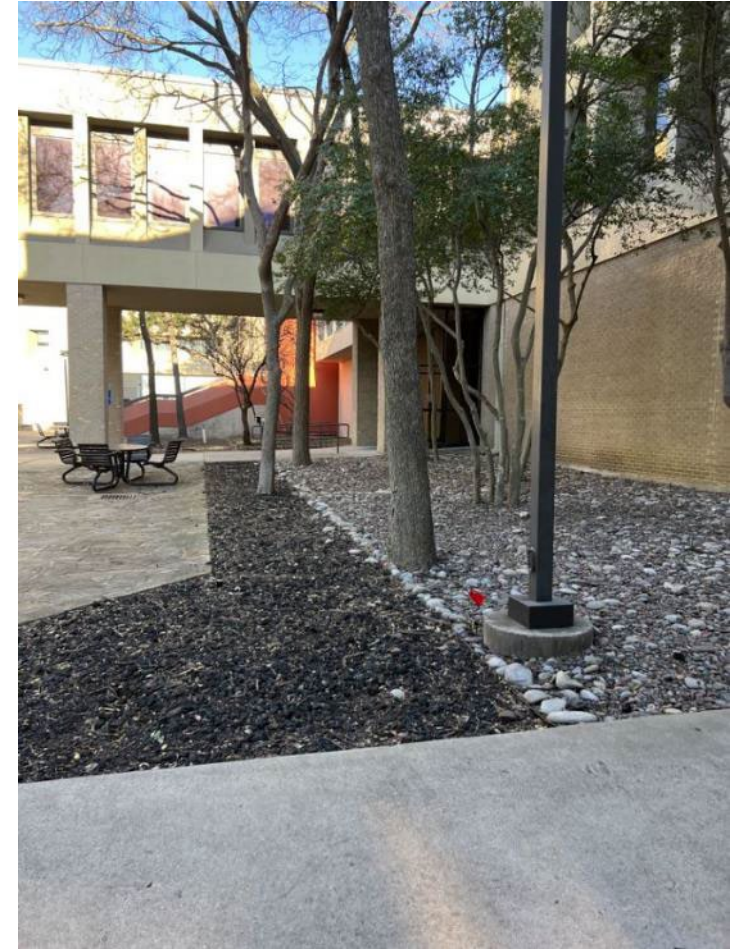


Cedar Valley Campus





Eastfield Campus



Eastfield Campus



El Centro Campus



BJP Boiler



R Bldg RTU

El Centro Campus



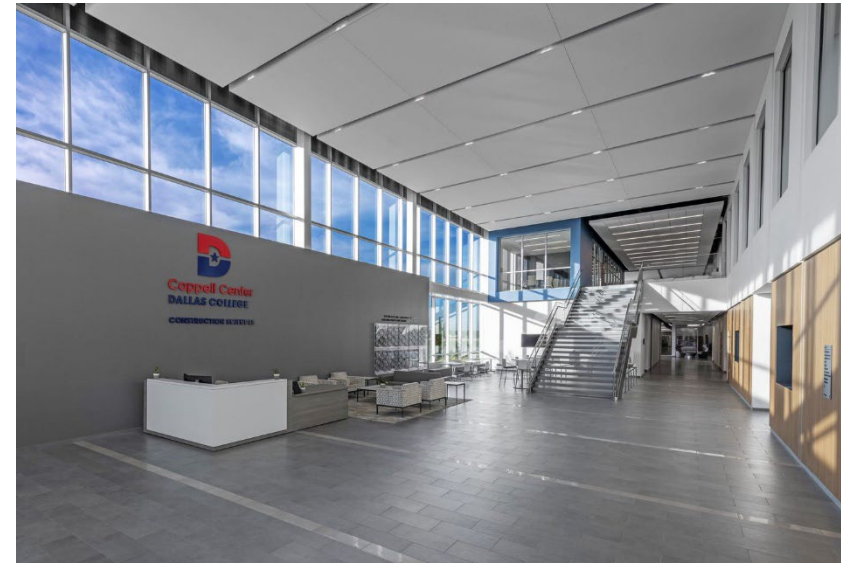
Mountain View Campus



Mountain View Campus



North Lake Campus

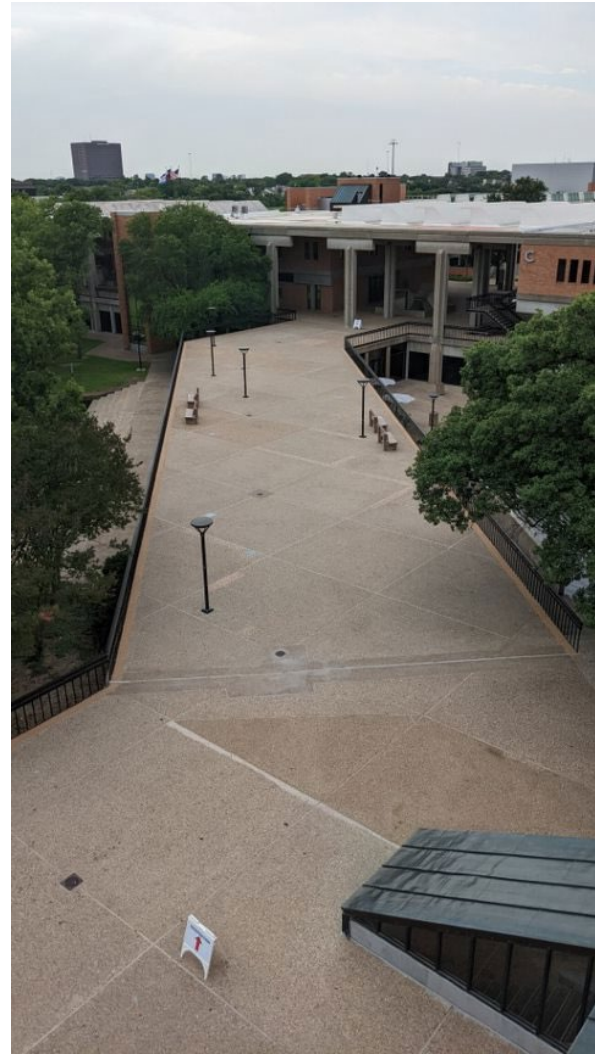


North Lake Campus



Richland Campus





Richland Campus



What's to Come...

- Finalize and implement the Facilities Strategic Plan
- Continue to refine work order management processes
 - Track and improve preventative maintenance efforts
- Publish, track and refine Facility Condition Index numbers
- Hire a Director of Space Management and Planning
- Continue to improve aesthetics of campuses
- Continue rebranding efforts
- Coordinate with program manager for construction of phase 1 bond buildings





Questions



CAPITAL BUDGET

Dallas College Board
Strategic Planning
Work Session

June 29, 2022
John Robertson

Outstanding Debt

- Principal and Interest at September 2, 2022 - \$121.8 million
- Planned Defeasance in FY2023 - \$46.7 million
- Principal and Interest at August 31, 2023 - \$58.2 million
- Taxpayer savings from refinancing and defeasance - \$68 million

\$1.1 Billion Bond Program

- Distribution of 2019 bond program dollars will be divided into three main categories:
 - \$235 million for **industry-aligned workforce projects and programs**;
 - \$332 million for **student-related instruction and success programs**;
 - \$535 million for the **downtown education and innovation Districts**.
- Bonds issued in three phases over 6-8 years **NO Tax Rate Increase**
 - Phase 1 - \$300 million for ECHS/P-Tech space, workforce programs and student centric projects
 - Phase 2 - \$535 million for Downtown Education and Innovation Districts
 - Phase 3 - \$265 million for additional workforce and student centric projects

What we have accomplished

- Educational Plan
- Internally focused individualized college master plans
- Campus gateway concepts for the existing master plans
- Overwhelmingly successful bond election
- Capital expenditures for immediate needs
 - Investment for building out space for Early College High Schools
 - Expanding for known growth programs (Nursing, HVAC renovations, Construction)
- Consolidated Facilities Improvement Plan and Facilities Condition Analysis

Phase 1 Project Overview and Updates

- Prototypes to better support students and the community
 - One Stop Shop (Cedar Valley) - supports the new success coach model
 - Welcome Center (Mountain View) - designed to remove barriers
- Early College High School (ECHS) spaces
 - Meets student's needs for meal service, academic support, and classes
 - Cedar Valley, Brookhaven, El Centro, Mountain View, and Richland
- Space to Support High Demand Industry Needs
 - Commercial HVAC program (Cedar Valley)
 - Nursing & Allied Health programs (Mountain View)
 - Construction Sciences (North Lake)
 - Workforce/Business (Richland)
- Student Success Center and Academic Building to provide new space to support student needs at Eastfield.

Phase 1 Project Updates – Budget \$322M

- Completed projects
 - North Lake - Construction Science Building
 - El Centro West – Student Atrium addition
 - Cedar Valley – Commercial HVAC Program Renovation
- In Progress – Completion dates Q1-Q4 2023
 - Cedar Valley – One Stop Shop and ECHS Building
 - Brookhaven – ECHS Building
 - Mountain View – Nursing, Welcome Center and ECHS Buildings
 - Eastfield – Student Success and Academic Building
 - Richland – ECHS and School of Business Building

Phase 2 Projects – Original Budget \$525M

- Downtown Education District
 - Determine programs and space requirements
- Innovation District
 - Concept under review
- Administrative Space
 - Downtown lease under review
- Phase 2 and 3 Budget Under Review

Click to add text

New Structure – New Plan

- Strategic Planning Partner Page Southerland Page / HRA
 - Use Education Plan and School structure as basis
 - Incorporate Student Services and Operations into future moves and buildings to organize an ideal state that promotes student continuity across all campuses
 - Programming and Partnerships
 - Review existing campus master plans and Physical Planning Studies
 - Space Utilization and Needs Analysis
 - Incorporate/Revise Community Integration Strategic Plans (Gateway) and Recommend development (P3) and facility plan (bonds)
 - Real Estate Analysis and Development Strategy
 - Develops Land Use Policy and Decision Making Framework

Financing

- Phase 1 Financing
 - Interim Financing from Cash Reserves
 - Use \$322M General Obligation bond authority (when available)
 - Alternative \$250M Revenue Bond structure (decision January 2023)
- Phase 2 Financing
 - GO bond only
- Cost of delay
 - Material cost increases and supply chain issues
 - Increased interest expense
 - Economic benefit to community

Questions

