

CONSENT AGENDA NO. 9.1.f.

Approval of the June 29, 2022, Work Session Meeting Minutes

It is recommended that the Board approve the meeting minutes of the June 29, 2022, work session.

A work session of the Board of Trustees of Dallas College was held June 29, 2022, beginning at 9:03 a.m. at the administrative building and was broadcast on the Cisco Webex platform via the streaming link:

<http://www.dcccd.edu/boardmeetingslive>. The meeting was convened by Chair Monica Lira Bravo.

Board Members and Officers Present

Mr. Cliff Boyd
Ms. Charletta Rogers Compton
Ms. Monica Lira Bravo (chair)
Ms. Diana Flores
Dr. Catalina Garcia
Dr. Justin Lonon (secretary and chancellor)
Mr. Paul Mayer
Mr. Phil Ritter (vice chair)

Members Absent

1. Roll Call - Announcement of a Quorum was confirmed by Chair Bravo.

2. Certification of Notice Posted for the meeting by Chancellor Lonon.

3. Citizens Desiring to Address the Board
None.

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

5. Special Presentations

1. Budget Follow-up Discussion
Presenters: John Robertson, Tiska Thomas, Rob Wendland

No follow-up discussion was needed.

2. Facilities Planning

Presenters: John Robertson, Scott Wright

Scott Wright presented an update on Facilities Planning. The Facilities Management Strategic Plan includes goals that value employees, delivers quality customer service, and reduces environmental impact.

Facilities has worked to align with the board strategic goal #4 to ensure institutional effectiveness. Facilities Management conducted a Facilities Condition Assessment, and that data has led to the ability to develop a Facilities Condition Index (FCI) for each building. The FCI ratio will drive maintenance decisions and the system will update the FCI continuously as deferred maintenance projects are completed.

Technicians should spend at least 80% of their time working on preventative maintenance. TMA, the Dallas College work order management system, automatically generates preventative maintenance work orders. The focus on preventative maintenance leads to a reduction in reactive maintenance.

Facilities Management provides services such as construction management, operations and maintenance, landscape and grounds, fleet services, fixed asset inventory, pest control, space management, and energy management. Facilities also has collegewide consolidated teams consisting of personnel in HVAC, fire, plumbing, electrical, landscape and grounds, shipping and receiving, and custodial.

Facilities Improvement Plan (FIP) is now in its 3rd year. Supplier Diversity works with local, small, diverse companies to join cooperatives. Over \$10 million in projects have been awarded to new diverse companies and veteran owned companies. Almost \$40 million of bond projects have been awarded to diverse companies.

A good example of energy management is the chilled water storage tank at Mountain View. Chilled water is produced in off-peak hours and stored for use later in the day during peak time to cool the campus. In the future, they would like to expand this system collegewide. Scott Wright also shared examples of other energy management projects, such as roof replacements and upgrades to LED lighting.

Trustee Compton recommended adding “values each community” to the Facilities Management goals. Trustee Flores asked for a cost savings analysis. Trustees Flores and Garcia asked to be included in distribution of the diversity newsletter.

Trustees Ritter and Compton asked for the balance for jobs awarded to diverse firms. Trustee Ritter also asked for the A&D study.

Trustee Compton asked for organizational information for the DEI office along with a program update. Trustee Compton also asked for the organizational structure for procurement and an overview of the procurement process. Trustee Ritter asked about the role of MWBE in the procurement process and compliance.

3. Capital Budget

Presenter: John Robertson

John Robertson presented the Capital Budget with a recap of outstanding debt. Taxpayer savings from refinancing and defeasance is \$68 million. At the end of fiscal year 2023, there will only be \$58 million in outstanding debt from the 2004 bond.

The \$1.1 billion bond program has three major components: industry-aligned workforce projects and programs, student-related instruction and success programs, and the downtown education and innovation districts. The bonds will be issued in three phases over 6-8 years without a tax rate increase.

Highlights of accomplishments include education plan, college master plans, campus gateway concepts, successful bond election, consolidated FIP and Facilities Condition Analysis.

Phase 1 bond projects - one-stop shop at Cedar Valley and welcome center at Mountain View - were selected to provide better support for the students and the community. Other bond projects focus on high industry demand program needs and expanding early college high school spaces. Phase 1 completed projects include the construction science building at North Lake, student atrium addition at El Centro West, and commercial HVAC program renovation at Cedar Valley.

Phase 2 bond projects are comprised of the downtown education district, innovation district, and administrative space. These bond projects are under review for future planning and are dependent on the issuance of GO Bonds.

Page Southerland Page will assist with developing a decision-making framework, space utilization analysis, real estate analysis, and revise community integration strategic plans. The framework will be tested with real project models and board guidance.

Trustee Ritter asked about the pending lawsuit and the impact on the bond program. John Robertson confirmed that Dallas College is utilizing cash reserves as interim financing to cover the bond project costs while the lawsuit is pending.

Trustee Boyd recommended scheduling specific work sessions to gather board input and seeing innovation center successes and failures. Trustee Compton suggested a downtown tour for the board of the present and future plans.

Trustee Flores voiced concerns with the effect on MWBE businesses.

6. Executive Session was called at 9:04 a.m. and returned at 9:37 a.m.

7. Adjournment was at 11:41 a.m.

Captioned video and transcripts for Dallas College Board Meetings are available at our website, www.dcccd.edu/boardmeetingslive, under the Archived Videos section.