

Board Briefs

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Property and Physical Plant

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Editor's note: For this issue, architectural awards take the place of the customary crossword puzzle on p.6.

State Does Not Fund Facilities

The State of Texas funds facilities for 4-year colleges, so new board members might assume the State also funds community college facilities. It does not.

Why not? History holds the answer. Don Hudson's doctoral dissertation analyzes Texas' public policy for financing

community colleges, including facilities. He found there is not an articulated policy but that a policy may be inferred from the state's funding pattern over decades, policy and planning documents in state agencies, and interviews with community leaders and agency staff.

These sources point to an

implicit agreement about facilities: **Community colleges pay for land, new construction, operation and maintenance of facilities – and the state pays for instruction.**

Editor's note: See www.tacc.org for Hudson's complete dissertation.

Ambitious Dallas Board Demands Distinction

The implicit agreement that local community colleges are responsible for property and facilities, coupled with the financial constraints facing many communities, meant that building programs at Texas community colleges were frequently modest in scope and "institutional" in appearance. The DCCCD founding Board wanted to be an exception to this rule and willingly pledged the necessary funds to build with excellence. They believed it would increase credibility for an image-conscious Dallas.

Early on they expanded plans for building four colleges to one favoring

seven. For all but the downtown campus, they agreed to purchase 200 acres or more and bought all these properties in the first 12 months. Although the campus tracts were large, even by national standards, **a norm developed within the Board that land was not to be sold.**

The Board determined to build first-rate facilities, each unique, aesthetically pleasing, and welcoming to students. The ramrod behind this vision was Board Vice Chair Margaret McDermott. Under her watchful eye, trustees traveled to see the best college facilities across the

nation. They carefully chose architects to create the desired campus image. Form was to follow function; students were to have gathering spaces; art, landscaping and interior design were to be included and were budgeted from the start.



Margaret McDermott
Board Vice Chair 1965-78

~ continued on p. 6



M&O Taxes Finance Routine, Special Maintenance

Current funds revenue, taxes generated by the maintenance and operations (M&O) tax rate, pay for routine physical plant operations and maintenance.

In 1995, the State made it possible for public schools to assume debt for major maintenance projects, such as replacing roofs and chillers, through issuance of maintenance tax notes (MTNs) that are repaid with taxes

generated by M&O tax rates. The legislation permitted community colleges to do likewise.

In 2003, DCCCD's board authorized issuing \$10 million in MTNs. In 2004 DCCCD's board authorized issuing another \$40 million of MTNs.

Since 1988, facilities staffs have followed a 10-year planned maintenance schedule that is updated every fall semester. The infusion of MTNs in 2003

and 2004 reduced the number of maintenance projects underway concurrent with new construction that spanned August 2005 – November 2010 (63 months).



"Love" Tapestry
by Robert Indiana

A gift from Margaret McDermott
to Mountain View College
1971

GO and Revenue Bonds Finance Capital Projects

Voters have said "yes" to each DCCCD request to issue general obligation bonds: \$45.5 million in 1965, \$82 million in 1972 and \$450 million in 2004. A "yes" vote authorizes DCCCD to assess taxes to repay principal and interest on the bonds.

GO bonds built the seven colleges, the last of which opened in 1978, and the

five new campuses in Coppell, Garland, Pleasant Grove, South Irving, and West Dallas.

In 2001, DCCCD sold \$40 million in revenue bonds with tuition and other revenues pledged for repayment. The revenue bonds helped fund major rehabilitation projects and several new buildings: a student center at El

Centro, Thunderduck Hall at Richland, a science building at Eastfield, the west building at Mountain View, a library at North Lake, and the Cedar Hill Learning Center.



At one of many ribbon-cuttings
Bill J. Priest
Chancellor, 1965-1980
R.L. Thornton, Jr.
Board Chair, 1965-1978

College Fund Balances Enhance Facilities

When established over 28 years ago, the primary purpose envisioned for **designated college** fund balances was for extraordinary, usually unforeseen repair or rehabilitation projects such as premature failure of a chiller, accelerated deterioration of a parking lot, or water damage caused by undetected seepage.

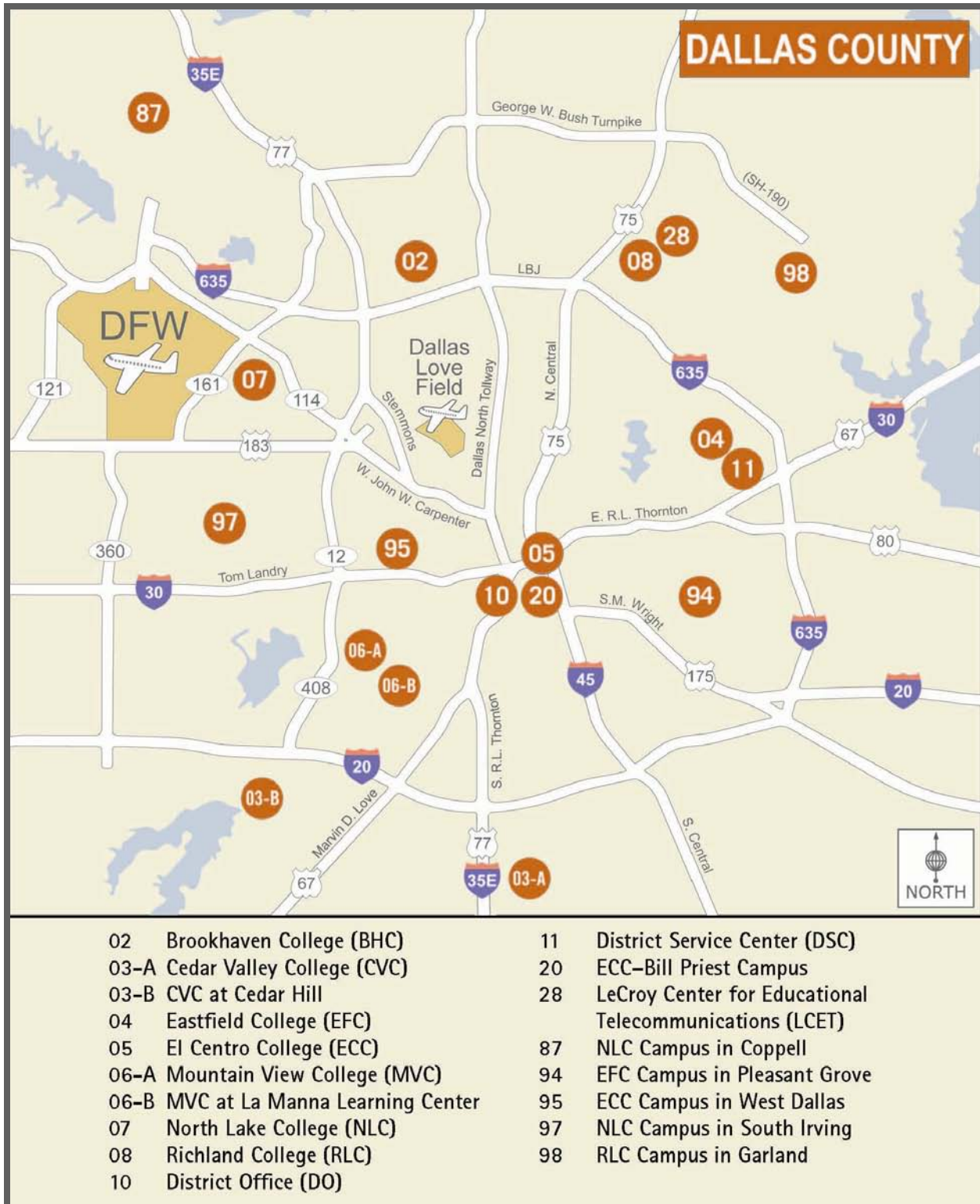
In addition, **designated college** fund balances are used to upgrade replacement materials, supplement new construction budgets, and retrofit a laboratory a year or more earlier than planned – as examples.

In the recent past administration earmarked a portion of **District fund balance** to subsidize the first year of operations for

the five new campuses. Twice a year, at the Planning & Budget Committee meetings in May and December, administration seeks the Board's authorization to use fund balance for specified projects.

DCCCD Has Built Throughout the County

The numbers on the orange buttons correspond to the legend at the bottom of the map. The numbers also correspond to the District's accounting key, e.g., 02 = Brookhaven, 98 = RLC Campus in Garland.





Framed entry to courtyard
at Cedar Valley College
Opened 1977



Corridor awash with light
at Mountain View College
Opened 1970



701 Elm Street
Assigned to El Centro College
when District Office moved to
Lamar Street in 2009

Three Property Transactions Are Uncharacteristic

DCCCD has made three uncharacteristic property transactions, two of them promoted by Dallas' business community. The first occurred in 1985 when DCCCD bought an unused dormitory at Bishop College. The sale gave temporary relief to Bishop's cash-flow crisis. Purchase price was \$2.5 million. DCCCD re-sold the dorm to Paul Quinn College in 1992 for \$300,000.

Around 1998, Dallas businessmen prevailed upon DCCCD to assume an interest in the historic Wilson building, former home to Titcher-Goettinger Department Store. Eventually ownership was transferred to DCCCD at practically no cost. DCCCD incurred \$6.9 million for purchase and renovations, and in 2008 sold the building to the University of North Texas for \$745,000.

In 2004, DCCCD purchased 1300 Corinth for \$1.6 million. After determining it was not feasible to raze the building, DCCCD traded for 1601 S. Lamar, which became the new site for expanded district offices.

DCCCD Is a Reluctant Landlord

DCCCD's first foray as lessor was with Las Colinas (see *Board Paves Way* on p. 5). Annual income is \$400,000. With Board approval, lease income and interest earnings subsidize DCCCD Foundation, Inc.'s Rising Star Program, which is \$5 million short of the \$30 million needed to endow at a level that will support

up to 600 new students per year.

With purchase of the Paramount building in downtown Dallas in 2004, DCCCD also got two tenants with long-term leases, Corner Bakery and FBI, from whom annual income is close to \$500,000. Chancellors Carreon and Lassiter have allowed

this income to accrue to El Centro College for funding renovations when the tenants vacate.

DCCCD receives rental income from other sources, all small in comparison, for use of athletic facilities, meeting rooms, etc.

Three DCCCD Colleges Have LEED Certified Buildings

The LEED (Leadership in Energy and Environmental Design) rating systems, created by the U.S. Green Building Council, are internationally accepted benchmarks for the design, construction, and operation of high performance green buildings. Since its inception in 1998, LEED has grown to encompass more than 20,000 projects

in all 50 states and 30 countries.

LEED is a certification system that provides third-party verification that a building was designed and built using strategies aimed at increasing performance, reducing waste, and improving quality of life.

Three DCCCD colleges are home to five LEED-certified buildings:

Richland (2) – Science (platinum certified) and Garland Campus (gold certified)

Cedar Valley (1) – Science and Vet Tech (silver certified)

North Lake (2) – Science (silver certified) and Workforce Development Center (basic certification)

Board Paves Way for Joint Use of Property

DCCCD's original Board instilled an understanding with its successors that the landholdings were not to be sold.

Las Colinas Corporation challenged this norm when, in 1982, it prevailed upon DCCCD to sell a parcel of flood plain on the North Lake campus, enough to qualify the adjacent course for the annual Byron Nelson golf tournament. In 1984 DCCCD agreed to a 26-year lease with options to renew. In 2006, the lease was extended to 2020. The current agreement has an option to extend the lease a third time, to 2036.

In 1992, DCCCD's Board adopted a 16-point strategic agenda. Point #10 opened the door to joint use agreements:

The major capital outlay requirements for the DCCCD for the remainder of the twentieth century are expected to be for renovation, rehabilitation, and reconfiguration of existing buildings. No new colleges are expected to be constructed, but some existing colleges may require additional buildings and parking lots. With the exception of El Centro College, each of the colleges is amply endowed with land.

Colleges are encouraged to develop joint-use projects which will maximize the use of public resources to deliver education and educationally related services to our constituents. The District recognizes its commitment to rectify any environmental hazards such as asbestos and to provide a continuing source of funding (a sinking fund) for equipment replacement on an amortized basis.



Contemporary décor in the student lounge at Richland College
Opened 1972

Irving Community Makes Most Use of DCCCD Property

Irving has been the heaviest user of DCCCD's land. The City of Irving, Irving ISD and North Lake College co-built a natatorium in 1984.

Irving ISD has another stake in the North Lake campus. Its Irving Academy high school is on 12 acres of leased land at the college.

The City of Irving piloted a community library at North Lake 1998-2004, when it was determined the two audiences could not be effectively served through the single outlet. DCCCD is sole owner and occupant of the building, which the District

built with revenue bonds (mentioned on page 2, *GO and Revenue Bonds...*).

DART's orange line, which when finished will extend to DFW Airport, includes a rail stop and station at North Lake College. Funding and time line for the extension to the airport have not been determined.

Athletics are a popular community use of college property. In 1988, Eastfield College pioneered joint use for soccer by opening its campus to the Mesquite soccer community. Richland College followed

suit in 1994 and Cedar Valley College in 2003. The recently opened athletic complex at Mountain View College was planned to attract baseball and soccer aficionados from nearby neighborhoods.



Conceived as an educational village – an interior courtyard at Eastfield College
Opened 1970

DCCCD's Investment as of August 31, 2010¹

DCCCD

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Site	Occupied	Land	Buildings ¹	Total	Acres
ECC	1966	3,742,467	84,600,706	88,343,173	4
EFC	1970	1,170,229	95,240,325	96,410,554	244
MVC	1970	883,627	92,774,217	93,657,844	203
RLC	1972	1,144,807	123,753,902	124,898,709	254
CVC	1977	1,199,079	93,445,468	94,644,547	353
NLC	1977	1,797,759	106,992,869	108,790,628	280
BHC	1978	1,478,057	113,205,538	114,683,595	200
DSC	1982	248,767	34,547,537	34,796,304	9
ECC-Priest	1988	1,068,448	15,435,736	16,504,184	4
LCET	1991	N/A	9,283,164	9,283,164	0
MVC-LaManna ²	1998	N/A	N/A	N/A	0
CVC-Cedar Hill	2004	216,705	1,779,153	1,995,858	2
DO (Lamar)	2008	1,948,050	19,656,326	21,604,376	2
Coppell	2008	9,659,472	9,190,957	18,850,429	37
Irving	2008	4,964,588	8,309,058	13,273,646	16
Garland	2009	3,494,126	11,444,032	14,938,158	25
Pleasant Grove	2009	2,709,005	10,953,504	13,662,509	11
West Dallas	2009	3,937,871	9,400,565	13,338,436	7
Total	N/A	39,663,057	840,013,058	879,676,115	1,651

¹ Amounts are original costs plus estimates for construction recently completed and in progress.

² DCCCD oversaw but did not pay for construction of a 4,700 square foot building leased by MVC for \$1 per year. DCCCD Foundation, Inc. and Dallas Southwest Osteopathic Physicians (property owners) negotiated agreements on this property.

NOTE: New construction from the 2004 bond program will increase square feet by 31%, from 3.5 to 4.5 million, and parking spaces by 13%, from 15,000 to 17,000.

About Our Organization...

The mission of DCCCD is to equip students for successful living and responsible citizenship in a rapidly changing local, national and world community. Educational opportunities are offered without regard to race, color, age, national origin, religion, sex, disability, sexual orientation or genetic information. Equal educational opportunity includes admission, recruitment, extra-curricular programs and activities, access to course offerings, counseling and testing, financial aid, employment, health and insurance services, and athletics.

Ambitious Dallas Board (cont. from p. 1)

Noted for her "white glove" inspection tours, Mrs. McDermott kept a close eye on campus aesthetics for many years. Her interest continues today. As recently as 2007, she contributed \$500,000 for enhancements to the foyer at the new District Office on Lamar Street, specifying that they honor the founding board. Some of the many architectural awards (see table below) show that the District's image was greatly enhanced by her influence and the principle that **aesthetics matter**.

Brookhaven College – American Institute of Architects Dallas Chapter Merit Award

Cedar Valley College – Texas Society of Architects Award of Merit

Eastfield College – American Institute of Architects local and state recognition, Campbell & Tucker

Award for Architectural Excellence, Texas Architecture First Honor Award

El Centro College – American Institute of Architects local and state recognition, Texas Society of Architects State Award

Mountain View College – American Institute of Architects local and state

recognition

North Lake College – California Council of Architects local and state recognition

Richland College – American Institute of Architects Dallas Chapter Merit Award