

DELAWARE TECHNICAL COMMUNITY COLLEGE
Facilities & Campus Infrastructure Committee

Office of the President, Owens and George Campus
Via Videoconference

September 8, 2017

Attendees: Mark T. Brainard; Gerard M. McNesby; Bobbi Barends; Dawn Bonavita; Brad Cowen from Richard Y Johnson & Sons; Eddie Cunningham; Dan Ehmann; Lin Faucett; John Fogelgren; Joe Gibbons from DRBA; Mike Hare; Bob Hearn; Scott Iseman; Kathy Janvier; Lora Johnson; Richard Kralevich; Dan Levin from SoDel Concepts; Allan Nelson; Ray Parsons; Melissa Rakes; Judi Sciple; Brian Shirey; June Turansky; Darlene Johnston and Peg Schulties

1. Call to Order:

Mr. Hare called the Facilities & Campus Infrastructure Committee meeting to order at 2:00 p.m.

Dr. Brainard gave a brief overview of the fiscal state of affairs of the College and thanked committee members for serving on the committee.

2. Introductions:

Mr. McNesby requested that attendee introductions be made at each of the campus locations.

3. Power Point Presentation: Facilities & Campus Infrastructure Committee:

- **Review of Draft Purpose/Mission of Committee**

Mr. McNesby requested that committee members review the draft of the Purpose/Mission statement of the committee. After a brief overview of the Purpose/Mission statement, Mr. McNesby requested that committee members contact him with any questions or comments regarding this document so that it can be finalized before the next meeting.

- **Organization Overview: Administrative Services**

Mr. McNesby discussed the organizational positions on each campus. He shared with committee members that although each campus is not equipped with the same positions, if campuses need a certain expertise, another campus could step in and assist with special projects.

- **Historical Review:**

Mr. McNesby gave an historical review of each campus and the projected cost of deferred maintenance.

Mr. McNesby also discussed the major issues that each campus is facing. He discussed the Facility Condition Index (FCI), which is used to determine condition of a four-tiered scale.

During this discussion, Mr. Hare asked if there was a baseline used to develop these cost estimates? Mr. Cowen answered by explaining that each campus provided information with cost estimates for deferred maintenance. These numbers are not hard numbers, if projects went out to bid today these numbers could be over or under projected cost.

Mr. McNesby asked Mr. Levin, Mr. Cowen and Mr. Gibbons if they would like to receive a hard copy of the campus Capital Needs Reports that are posted on the Google site. Mr. Gibbons requested a hard copy of the material be mailed to him.

Mr. McNesby stated that waiting to solve these situations adds to the cost. Based on industry standard the College should be reinvesting \$12 million for deferred maintenance, which leaves a \$7.5 million gap between what we should spend and what we can spend.

- **Current Issues:**

Current issues were discussed, which included:

Automotive Center for Excellence (Sussex County)
Diesel Tech Project (New Castle County)
DelDOT Entrance and Safety Project (Owens Campus)
Current Fiscal 2018 Capital Plan

- **Capital Plan**

The current capital plan was discussed. The projected cost for these projects is \$6.5 million.

Mr. McNesby is waiting for final reports in order to finalize projected costs. Mr. Hare asked how the funding will occur with these projects, and if they will be funded in increments.

There was group discussion on how best to stretch dollars. The concept of tax benefits was raised. Dr. Brainard replied that it is worthy of discussion; however, the matter could be complicated by the state bidding process. Brian Shirey volunteered to investigate if these types of incentives can be done under the state bidding process.

It was pointed out that these capital projects will have a positive impact on the local economy by providing jobs for Delaware firms.

4. Path Forward:

Possible dates for future meetings will be circulated. Committee members were asked to consider areas to be discussed at the next meeting. Mr. McNesby will develop an agenda; however, all committee members were invited to add to the agenda.

An internal process will be developed to distribute information as needed.

Dr. Brainard thanked everyone for attending. With no further business to discuss, the meeting adjourned at 3:00 pm.

Respectfully submitted,

Darlene S. Johnston

Assistant to the V.P. for Finance

Peg Schulties

Administrative Coordinator for Facilities Management