

Bond Program Briefing:

Introduction and Technical Criteria

Revised

Park and Recreation Board
April 21, 2016

Agenda for Briefing

- General Obligation Bonds (GO Bonds)
- Decision Points for Bond Program
- History of Previous Bond Programs
- Eligible Projects
- Ineligible Projects
- Formation of Bond Program
- Needs Inventory
- Matching Funds
- Facility Condition Assessment (EBS)
- Technical Criteria
- Bond Program Schedule for 2016-2017



General Obligation Bonds



- General Obligation (GO) Bonds fund capital improvement projects with a life of 20 years that are not funded by operating funds
- A GO Bond is a bond backed by the City's taxing powers
- Investors buy the bonds and the City uses those proceeds to fund capital improvements
- Investors receive interest on their investments from debt service payments made by the City usually over the course of 10 or 20 years

General Obligation Bonds

- The debt service payments are most commonly funded by property taxes and other general revenues, hence the name “general obligation bonds”
- Approved by citizens through bond election for specific propositions and funding requests
- Bond programs are typically implemented over a 4-year period
- The last bond program that included Park and a Recreation Department proposition was 10 years ago in 2006



History of Previous Bond Programs

Program	City Total	PARD Total	Park %
1998	\$ 543,500,000	\$47,560,000	8.75%
2003	\$ 579,290,000	<i>\$57,790,000 (Prop 3)</i> <i>\$43,230,000 (Prop 11)</i> \$101,020,000 Total <i>Prop 3: Neighborhood and Community Parks</i> <i>Prop 11: Major and City Wide Parks</i>	17.4%
2006	\$ 1,353,522,737	\$343,230,711	25.5%
2012	\$ 642,000,000	\$0 (\$11.5M in trail funding from PBW included)	0%



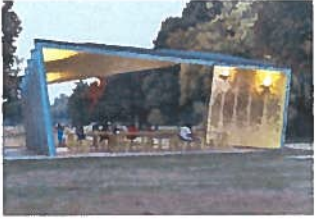
Eligible Projects

- Capital projects with useful lives of at least 20 years or the life of the bonds; examples include:
 - Recreation centers – new, renovations, expansions
 - Picnic pavilions
 - Park site development
 - Athletic complexes
 - Trails
 - Aquatic facilities
 - Land acquisition
 - Zoo exhibits
 - Major maintenance



Ineligible Projects

- Items funded by the operating budget:
 - Repair or maintain a building
 - Repair a HVAC system
 - Repair potholes, slurry seal
 - Repair to assets experiencing everyday wear and tear
 - Purchase equipment, such as vehicles and mowers





Formation of Bond Program

- Update Needs Inventory/Technical Criteria Scoring
- Seek public input
- Determine size of overall bond program
- Establish preliminary size of various propositions, including Parks
- Decide how funding is distributed between city-wide and council district projects within proposition
- Finalize project list
- Seek final Council approval and call the referendum

Matching Funds



- Private funds and grants help leverage bond program funds
 - For the 2006 Bond Program, the Park and Recreation Department received, to date:
 - \$127.5M in private funds and
 - \$40.6M in grants
 - For the upcoming bond program, we have the following private match funding commitments:
 - Parks for Downtown Dallas \$35M
 - Circuit Trail Conservancy \$20M
 - Klyde Warren Park – Phase 2 TBD



Needs Inventory

- The Needs Inventory is a detailed list of improvements for each park site and facility, including:
 - Renovations
 - Replacements
 - Expansions
 - Additions of new components
 - Land acquisitions
 - Master Plans
- Current total is \$2.56B for the Park and Recreation Department

Needs Inventory Categories

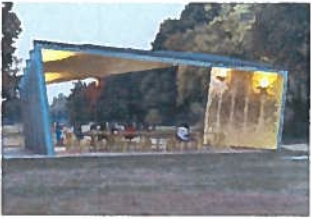
- Aquatic Facilities (CW*)
- Code Compliance, Safety, Security and ADA (CW)
- Signature Parks (CW):
 - Dallas Arboretum
 - Dallas Zoo
 - Downtown Parks
 - Fair Park
- Environmental Conservation (CD** & CW)
- Historic Restoration (CD & CW)
- Land Acquisition (CD & CW)
- Playgrounds (CD)
- Recreation Facilities – Indoor (CW)
- Recreation Facilities – Outdoor (CD & CW)
- Service Facilities (CW)
- Site Development (CD)
- Trail Development (CD and CW)

*CW = City-wide **CD = Council District



Needs Inventory

- Park and Recreation Department staff develop the Needs Inventory based on the following factors:
 - Input from citizens, Park and Recreation Board and City Council
 - Condition assessments of facilities
 - New facilities and improvements needed to meet the level of service standards from the 2016 Comprehensive Plan
 - Master Plan elements
 - Code/safety/security items



Facility Condition Assessment



- Equipment and Building Services (EBS) will commission a study to assess the condition of City buildings, including most Park and Recreation Department facilities
- This assessment will determine needs of buildings, including roofs, HVAC, plumbing, and finishes
- The assessment will include recommended replacement timeframes with cost estimates
- Estimated completion – end of 2016
- The Fair Park assessment is being commissioned by the State Fair of Texas and will be completed in early May 2016

Technical Criteria

- Each item in the Needs Inventory is evaluated and scored utilizing Technical Criteria
- Technical Criteria:
 - A set of established measuring tools that city staff uses to rate projects from a technical standpoint
 - It allows staff to categorize and prioritize projects objectively
 - Scores for projects within each category are compared with each other
 - For instance, a playground score is compared with other playgrounds, not with a soccer field



Technical Criteria



- There will be different technical criteria for the following types of projects:
 - General park development projects
 - Trails
 - Buildings
 - Public Works, EBS and Park Department to utilize the same technical criteria for buildings
 - Technical criteria for buildings is still being developed by 3 city departments
- The technical criteria will consider City Council and Park and Recreation Board policies, such as:
 - Neighborhood Plus
 - Park and Recreation 2016 Comprehensive Plan

Technical Criteria - Parks



#	Item	Description	Points
1	Leverage/Funding Match	Project that will leverage funds from other sources such as private donations and other agencies	100
2	Revenue Generation	Project that will generate revenue for the City	40
3	Economic Stimulus/ Neighborhood Plus	Project that will increase adjacent property values; stimulate other development	30
4	Safety/Code	Project will address safety concerns or resolve code and/or regulatory violations	40
5	Impact on O & M	Project will have impact on operating and maintenance costs. Project with no impact is awarded points	25 - no impact
6	Existing Master Plan	Project has approved master plan	60
7	Prior Phase Complete	Project is a subsequent phase of another project or initiative	70
8	End of Service Life	Project will replace a facility that has reached its intended service life	50
9	Meet Level of Service Standards	Project will improve adopted level of service standards per 2016 Comprehensive Plan Update	<u>100</u>
Subtotal Score			500

Technical Criteria - Parks

Projects can be awarded additional points, as follows:

#	Item	Description	Points
10	City Council Priority		80
11	Citizen Priority		<u>20</u>
	<i>Subtotal of additional points:</i>		<i>100</i>
	<i>Points from previous page:</i>		<u><i>500</i></u>
	Total Maximum Score:		600



Technical Criteria - Trails

#	Item	Description	Points
1	Leverage/Funding Match	Project has matching funds available	20
2	Previous Phase Completed	Project is continuation of completed previous phase	15
3	Part of Circuit Trail Network	Project is included in Circuit Trail Network	15
4	Connection to DART Stations, Major Trail Nodes, Parks, Schools and Businesses	Trail will provide a connection	10
5	Existing Friends Group Support	Advocate groups to provide future assistance with O&M costs	10
6	Eligibility of Grants	Various grants are available from TPW, NTCOG, etc.	10
7	Fill Service Gap/Level of Service Standards	Project is filling in a service gap in a specific area of the City	5
8	Economic Stimulus/Neighborhood Plus	Project will promote economic growth and increases tax base	5
9	Part of City-Wide Trail Master Plan	Project is identified in the CW Trail Master Plan	5
10	Right-of-Way/Easement Availability	Majority of project is within ONCOR, DART or TXDOT R-O-W	<u>5</u>
	Total Maximum Score		100



Technical Criteria – Buildings



#	Item – not all criteria apply to all facilities (refer to following pages)	Major Maintenance	Renovation/ Replacement	New Construction	Points
1	Functionality of Facility	X	X		25
2	Facility Condition	X	X		25
3	Systems/Code	X	X		25
4	Design Status	X	X	X	10
5	Location Characteristics		X		20
6	Current Master Plan		X	X	20
7	Leverage/Matching Funds		X	X	25
8	Economic Stimulus/ Neighborhood Plus		X	X	25
9	Site Acquisition Status		X	X	20
10	Service Demand/Level of Service Standards			X	10
11	Prior Phase Complete			X	20
Total Maximum Points		85	110	130	

Technical Criteria – Buildings

1. Functionality of Facility (25):

- Is facility inadequate to meet delivery criteria (i.e. adequate layout, technology)
- Does facility need to be modified to meet service delivery needs
- Does facility meet accessibility standards (ADA/TSA)
- Are modifications required for facility to meet capacity needs

2. Facility Condition (25):

- Condition of roof, walls, glazing systems, structural system
- Condition of building interior
- Site condition

3. Systems Condition/Code (25):

- Condition of major systems such as HVAC and other mechanical, electrical, lighting, plumbing, fire protection and vertical transportation (elevators, escalators, wheelchair lifts, stage lifts, and dumbwaiters)





Technical Criteria - Buildings - continued



4. Design status (10):

- Project consultant is selected, project in design, or project is ready for bids



5. Location Characteristics (20):

- Centrally located for services delivery
- Compatible land use
- Adequate site for expansion/parking
- Co-location opportunities (examples: Library/Cultural facility, ISD)



6. Current Master Plan (20):

- Is project recommended by a current master plan



7. Leverage/Matching Funds (25):

- Projects leverages other funds, such as grants or private donations



8. Economic Stimulus/Neighborhood Plus (25):

- Project will promote economic growth
- Project is located in a Neighborhood Plus designated area

Technical Criteria - Buildings - continued

9. Site Acquisition Status (20):

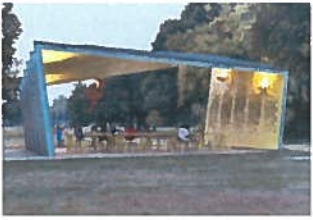
- Site is identified, in negotiation or acquired

10. Service Demand/Level of Service Standards (10):

- Shifts in demographics or service demand boundaries
- Facility is needed to meet current Level of Service Standards

11. Prior Phase Complete (20):

- Project is a continuation of a prior phase



Bond Program Schedule for 2016-2017



Briefings / Meetings	Audience	Timeframe
Technical criteria briefing for Park and Trail projects	Council QoL Committee	April 25, 2016
Technical criteria briefing for Building projects	<i>will be brought by PRB</i> Council QoL Committee	May 9, 2016
Individual meetings – 1 st round	Park and Recreation Board	April-May, 2016
Needs Inventory	Park and Recreation Board Council QoL Committee	June 2, 2016 September 26, 2016
Development, Partnerships, and Leveraging	Park and Recreation Board	June 16, 2016
Bond Program: Next Steps	Park and Recreation Board	September 15, 2016
First round of input meetings	Public input	October 3-21, 2016
Draft list of Council District recommendations		December 2, 2016
Individual meetings	City Council Park and Recreation Board	December 3-16, 2016

Bond Program Schedule for 2016-2017 – cont.

Briefings / Meetings	Audience	Timeframe
Complete draft bond program recommendations		December 23, 2016
Second round of input meetings	Public Input	January 5-20, 2017
Possible Council amendment briefing	City Council	
Possible Public Hearing	City Council	January 25, 2017
Council amendment briefing of Bond Program	City Council	February 1, 2017
Council call election	City Council	February 8, 2017
Last day to call election	City Council	February 17, 2017
Election	Public Referendum	May 6, 2017





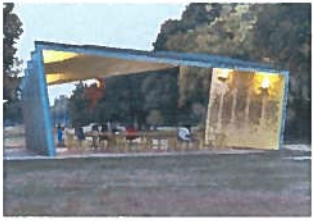
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Appendix

- Match funding for the 2006 Bond Program
 - Private Match Funding
 - Grant Funds
- Park and Recreation 2016 Comprehensive Plan - Level of Service Standards



Private Match Funding – 2006 Bond Program



AFRICAN SAVANNA (DALLAS ZOO)	\$	2,175,000
ARBORETUM PARKING (DALLAS ARBOERTUM)	\$	104,502
BELO GARDEN LAND/DEVEL ~ DWTN	\$	468,805
BUCKNER PARK	\$	692,744
CARPENTER PLAZA	\$	307,555
COTTON BOWL RENOVATION ~ MAPK	\$	14,587,854
DALLAS ZOO IMPROVEMENTS (DALLAS ZOO)	\$	93,502
DEALEY PLAZA ~ DWTN	\$	200,000
DEALEY PLAZA NATIONAL HISTORIC LANDMARK ~ HISP	\$	20,620
DICKERSON STREET	\$	1,035,110
EXLINE REC HVAC ~ MMCF	\$	41,335
FAIR PARK LIVESTOCK BUILDING RENOVATION ~ FPRK	\$	8,689,438
FAIR PARK TEXAS DISCOVERY GARDENS ~ FPRK	\$	358,892
FERRIS PLAZA FOUNTAIN ~ DWTN	\$	94,431
JUANITA CRAFT RECREATION CENTER IMPROVEMENTS	\$	1,625,000
KATIE JACKSON OFF-LEASH/PARKING ~ RFSI	\$	19,855
KIEST TENNIS COURTS ~ RFSI	\$	70,000
KIEST/FANTASY LANDING ~ PLGI	\$	310,477
LAND ACQUISITION ~ PKLA	\$	3,911,028
MAIN STREET GARDEN ~ DWTN	\$	400,000
PARK IN THE WOODS REC CTR ~ NEPK	\$	151,539
RANDALL COMPLEX ENHANCEMENTS/FURNISHING ~ RFSI	\$	1,030,241
REUNION GATEWAY LAND ACQUISITION ~ PKLA	\$	12,391
TRINITY DEVELOPMENT ~ MAPK	\$	780,000
WHITE ROCK LAKE CONSERVANCY ~ COPK	\$	113,957
WHITE ROCK LAKE MOCKINGBIRD POINT IMPROVEMENTS	\$	168,413
WOODALL RODGERS DECK PLAZA ~ DWTN	\$	90,000,000
Capital Gift Donation & Development Fund and Private Fund	\$	127,462,689

Grant Funds – 2006 Bond Program



BELO GARDEN	\$	200,000
CHALK HILL TRAIL	\$	3,700,000
COLLEGE PARK	\$	100,000
DEALEY PLAZA INTERPRETIVE SIGNAGE	\$	23,221
FAIR PARK INTERPRETIVE SIGNAGE	\$	226,776
FIVE MILE CREEK TRAIL	\$	900,000
HONEY SPRING - CEDAR CREST TRAIL	\$	2,100,000
KATY TRAIL EXTENSION (RIDGEWOOD/FLAGPOLE HILL TRAILS)	\$	8,000,000
KIESTWOOD TRAIL	\$	2,000,000
MONEYGRAM (ELM FORK ATHLETIC COMPLEX)	\$	1,000,000
NORTHAVEN TRAIL	\$	2,400,000
NORTHBARK PARK PICNIC PAVILION	\$	98,000
SANTA FE TRAIL	\$	4,000,000
SOPAC TRAIL	\$	11,317,000
TRINITY STRAND TRAIL	\$	4,536,039
Total Grant Funds	\$	40,601,036

Park and Recreation Comprehensive Plan Level of Service Standards



Figure 31. Dallas Does Not Meet Recommended Level of Service Standards for Most Parks Now and Projected into the Future
Current and Recommended Level of Service Standards for Parks and Acres Needed by Classification

Park Classification	Existing		Service Level (Units per Population)				Acres Needed		
	Total	Units	Current		Recommended		2014	2019	2024
Mini Park	15	acres	0.01 /	1,000	0.01 /	1,000	-	-	-
Neighborhood Park	1,663	acres	0.63 /	1,000	1.50 /	1,000	1,081	1,201	1,303
Community Park	2,506	acres	2.01 /	1,000	2.50 /	1,000	604	804	974
Metro Park	2,903	acres	2.33 /	1,000	2.33 /	1,000	-	183	340
Regional Park	2,787	acres	2.24 /	1,000	2.50 /	1,000	323	524	693
Special Use Park	3,681	acres	2.96 /	1,000	3.00 /	1,000	51	292	495
Linear Park / Linkage	1,089	acres	0.88 /	1,000	1.00 /	1,000	155	236	303
Conservancy	9,796	acres	4.08 /	1,000	7.87 /	1,000	4,713	5,344	5,877
Total Park Acres	24,439	acres	15.15 /	1,000	20.71 /	1,000	6,921	8,583	9,985

Figure 32. Dallas Does Not Meet Recommended Level of Service Standards for Most Amenities Now and Projected into the Future
Current and Recommended Level of Service Standards for Amenities and Units Needed by Type

Amenity	Existing		Service Level (Units per Population)				Units Needed		
	Total	Units	Current		Recommended		2014	2019	2024
Picnic Shelters/Tables	1,141	sites	1 /	1,090	1 /	1,500	-	-	-
Rectangular Fields (Lacrosse/Rugby/Football)	18	fields	1 /	69,111	1 /	40,000	13	15	17
Soccer Fields	123	fields	1 /	11,626	1 /	7,000	71	82	92
Diamond Fields	114	fields	1 /	11,207	1 /	7,000	67	78	88
Basketball Courts	151	courts	1 /	8,238	1 /	4,500	125	143	158
Tennis Courts	201	courts	1 /	6,189	1 /	4,800	58	75	89
Pickleball Courts	2	courts	1 /	622,003	1 /	40,000	29	31	33
Playgrounds	206	sites	1 /	6,039	1 /	4,000	105	125	142
Sand Volleyball	11	sites	1 /	113,091	1 /	50,000	14	15	17
Off Leash Dog Parks	5	sites	1 /	248,801	1 /	100,000	7	8	9
Skate Park	1	site	1 /	1,244,005	1 /	75,000	16	17	18
Golf Courses	6	sites	1 /	207,334	1 /	150,000	2	3	3
Major Nature Trails (Miles)	23	miles	0.02 /	1,000	0.10 /	1,000	101	109	116
Trails (Miles)	141	miles	0.11 /	1,000	0.22 /	1,000	133	150	165
Recreation/Aquatic Centers (Square Feet)	968,070	sf	0.63 /	1	1 /	1	461,920	542,155	609,850