



2017 Bond Program Briefing 2: Needs Inventory

Park and Recreation Board
June 16, 2016

Agenda for Briefing

- Needs Inventory
- Categories
- Citywide vs. Council District Projects
- Current Totals
- Revised Technical Criteria
- Next Steps



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

- Park and Recreation Department staff develops 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



Needs Inventory Categories



Category	Funding District	Amount in Needs Inventory
Aquatic Facilities	CW	\$ 30,350,000
Code Compliance	CW	\$ 31,434,715
Signature Parks: Arboretum	CW	\$ 47,540,000
Signature Parks: Fair Park	CW	\$ 238,237,050
Signature Parks: Zoo	CW	\$ 159,849,631
Environmental Conservation	CD & CW	\$ 90,218,211
Historic Restoration	CD & CW	\$ 11,208,767
Land Acquisition	CD & CW	\$ 303,722,536
Playgrounds	CD	\$ 14,619,667
Recreation Facilities – Indoor	CW	\$ 401,584,165
Recreation Facilities – Outdoor	CD & CW	\$ 240,640,610
Service Facilities	CW	\$ 16,978,966
Site Development	CD	\$ 451,933,236
Trail Development	CD & CW	\$ 185,409,157

Needs Inventory By Council (Funding) District



Council District	Amount in Needs Inventory
1	\$ 29,551,485
2	\$ 59,520,318
3	\$ 43,735,905
4	\$ 34,783,679
5	\$ 25,237,704
6	\$ 36,666,493
7	\$ 36,666,493
8	\$ 57,174,581
9	\$ 17,552,584
10	\$ 13,769,592
11	\$ 15,307,375
12	\$ 15,129,472
13	\$ 16,853,405
14	\$ 12,456,418
Citywide	\$ 2,125,763,432

Technical Criteria

- Previous briefings of the Technical Criteria for scoring projects:
 - Park and Recreation Board on April 21, 2016
 - City Council Quality of Life and Environment Committee on April 25, 2016
- Revisions were made to address Park and Recreation Board and Council comments
- Public Works completed the Building Criteria
- City Council approved Technical Criteria for all departments on June 1, 2016, which included revised Park Criteria



Technical Criteria – Parks Revisions



#	Item	Description	Points
1	Leverage/Funding Match	Project that will leverage funds from other sources such as private donations and other agencies	100 80
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 40
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 or that reduces O&M costs is awarded points	25 - no impact, or positive 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	100 80
	Subtotal Score		500 460

Technical Criteria – Parks Revised

Projects can be awarded additional points, as follows:

#	Item	Description	Points
10	City Council Priority		80 20
11	Citizen Priority		<u>20</u>
	<i>Subtotal of additional points:</i>		100 40
	<i>Points from previous page:</i>		500 460
	Total Maximum score:		600 500



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



#	Criteria summary- not all criteria apply to all facilities	Major Maintenance	Renovation/ Replacement	New Construction	Max. Points
1	Priority level (1=100 pts, 2=50 pts or 3=25 pts)	X	X		100
2	Improves/reduce O+M costs	X	X		50
3	Design Status	X	X	X	25
4	Impact on Facility Condition Index (FCI)	X	X		50
5	Functionality of Facility		X		50
6	Location Characteristics		X		25
7	Current Master Plan		X	X	25
8	Leverage Funds / Funding Match		X	X	25
9	Economic Stimulant / Neighborhood Plus		X	X	25
10	Site Acquisition Status		X	X	25
11	Service Demand		X	X	25
12	Prior Phase Complete			X	25
	Total Maximum Points	225	425	175	

Next Steps

- June 2016:
 - Park staff completes meetings with Park Board Members on District Needs Inventory
- Late Summer/Fall 2016:
 - Select size and goals for the bond program
 - Finalize needs inventory
 - Conduct first round of public input meetings
- January 2017:
 - Council briefing of staff recommended bond program and second round of public input
- February 8, 2017:
 - Council finalizes bond program and calls the election for May
- May 6, 2017:
 - Bond Election





Questions/Answers

Appendix

- Previous Technical Criteria briefed to Park and Recreation Board on April 21, 2016
- Information regarding the EBS Facility Condition Assessment (FCA)
- Description of Technical Criteria for Buildings



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
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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>		100
	<i>Points from previous page:</i>		<u>500</u>
	Total Maximum Score:		600



Building Criteria



- Perform Facility Condition Assessment (FCA) of selected facilities
- Utilize “Priority Level” data from the Facility Condition Assessment (FCA)
- Only “Major Maintenance” projects in Priorities 1-3 are ranked and included in the Needs Inventory

Facility Condition Assessment

- The Facility Condition Assessment (FCA) is underway
- For the Park and Recreation Department, Equipment and Building Services included Recreation Centers in their FCA
- A separate FCA was completed for 31 buildings at Fair Park



Facility Condition Assessment (FCA)

- FCA is a process to:
 - **Provide thorough information** about all current building deficiencies, from structure to systems and components
 - **Estimate** the costs associated with renewal, repair, and code compliance.
 - **Measure** the actual as well as the required condition of a constructed asset
 - **Determine the actions** needed to maintain that asset at its required standard
- Preliminary data from FCA will be available in October



Facility Condition Assessment (FCA)



Building System Categories

Building Envelope

- + Roof Membrane
- + Foundations
- + Exterior Windows
- + Exterior Walls
- + Exterior Doors
- + Structure
- + Floor Deck

Building Interior

- Interior Walls
- Interior Doors
- Floor Coverings
- Exterior Doors
- Ceilings
- Elevators
- Food Service Equipment
- Stairs
- Interior Finishes

HVAC

- Equipment
- Ductwork
- Piping
- Controls

Electrical

- Equipment
- Power Distribution
- Interior Lighting
- Exterior Lighting
- Fire Alarm
- Security

Plumbing

- Equipment
- Fixtures and Hardware
- Domestic Water
- Drain, Waste and Vent Systems
- Storm Drains

Fire Protection

- Equipment
- Sprinkler Systems
- Stand Pipes

Site

- Landscaping
- Walkways
- Parking and Roadways
- Lighting
- Utilities

Graphic by John Przybyla, PE from Woolpert, Inc..

Facility Condition Assessment (FCA)

Deficiency Categories

Building Integrity

- Equipment Failure
- Maintenance
- Planned Replacement
- Exceeded Useful Life
- Poor Condition

Health & Life Safety

- Code Compliance
- Hazardous Materials
- Indoor Air Quality
- Hazardous Condition

Functionality

- Energy Consumption
- Appearance
- Security
- ADA/Accessibility
- System Misapplication
- Equipment Misapplication
- Consequential

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Technical Criteria - Buildings



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2	Improves/reduce O+M costs	X	X		50
3	Design Status	X	X	X	25
4	Impact on Facility Condition Index (FCI)	X	X		50
5	Functionality of Facility		X		50
6	Location Characteristics		X		25
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8	Leverage Funds / Funding Match		X	X	25
9	Economic Stimulant / Neighborhood Plus		X	X	25
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Criteria Description

1. Priority Level — utilizes data from FCA

- Facility and systems conditions are categorized in one of five priorities:
 - Priority 1 -Currently Critical (Immediate)
 - Priority 2- Potentially Critical (Year 1)
 - Priority 3- Necessary/Not Yet Critical (Years 2-5)
 - Priority 4 - Recommended (Years 6-10)
 - Priority 5- Long Term Requirement (Beyond 10 years)
- **Only projects in Priorities 1-3 are ranked and included in Needs Inventory**



Criteria Description

1. Priority Level Grading - continued

- **Priority 1:** Building System failure
 - The facility is closed or facing imminent closure, and closure impacts service delivery
- **Priority 2 :** High risk of Building System failure/Opportunities for Reducing O+M Expenses
 - Probable, obsolete system, requires extreme O+M
 - Code violation/update required with potential life safety concerns
 - Energy efficiency retrofits
- **Priority 3:** Moderate risk of Building System failure
 - Approaching end of useful life



Criteria description- cont.

2. Improves O+M Costs

- Such as energy or water efficiency updates

3. Design Status:

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

4. Impact on Facility Condition Index

- **Facility Condition Index (FCI)** is compiled for each building and represents a ratio of the cumulative costs of identified deficiencies to the replacement cost of the building
- **FCI will be compiled as part of the FCA project, which is underway**



Criteria description- cont.

5. Functionality of Facility:

- Meets Service delivery criteria (i.e. adequate layout, technology)
- Can be modified to meet service delivery needs
- Has adequate capacity

6. Location Characteristics:

- Centrally located for services delivery
- Compatible land use
- Adequate site for expansion/parking
- Co-location opportunities (ex. Library/Cultural facility, Library/DISD School)



Criteria description- cont.

7. Facilities Master Plans:

- Provide a comprehensive evaluation of the existing facilities and identify future needs
- Require annual review to reaffirm needs and priorities:
 - Citizen priorities
 - Change in physical condition of facilities
 - Shifts in demographics or service demand boundaries
 - Need to maintain current cost estimates
 - Policy or program changes
 - Funding opportunities
 - Technological or operational changes
 - Major maintenance priorities
- New permanent facilities are planned to meet program needs for a projected 30-40 years, or longer



Criteria description- cont.

8. Leverage Funds / Funding Match:

- Project leverages other funds such as grants
- Project has matching funds (i.e. Friends of the Library matching funds for Central Library)

9. Economic Stimulant / Neighborhood Plus:

- Project will promote economic growth
- Project fills a service gap

10. Site Acquisition Status:

- Site identified, in negotiation or acquired

11. Service Demand:

- Shifts in demographics or service demand boundaries
- Customer input

12. Prior Phase Complete

