



City of Dallas

Cultural Facilities: 2024 Bond Program

**Critical Facilities Sub-Committee
to the Community Bond Task Force**

August 15, 2023

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Office of Arts and Culture
City of Dallas

OAC Background



- Vision: An equitable, diverse and connected community, whose residents and visitors thrive through meaningful arts and cultural experiences in every neighborhood across Dallas
- Core Services: stewardship of 19 cultural facilities, including 4 neighborhood cultural centers, 2 performing arts venues, the Juanita J. Craft Civil Rights House, and 12 partner-managed venues



OAC Background



- OAC and its partners welcome over a million Dallas residents and visitors to City-owned cultural facilities annually
- Economic impact of Dallas arts and cultural sector: \$891M generating ~33,000 jobs*



*Arts and Economic Prosperity 5, 2017 Study by Americans for the Arts

Background 2018: Dallas Cultural Plan (DCP)



- 2018 - City Council unanimously adopted the Dallas Cultural Plan in November 2018
- Dallas Cultural Plan anchors around an Equity Framework and complements the Racial Equity Plan
 - \$4.1M in FY21-22 invested through OAC's funding programs and facilities for historically disadvantaged communities (HDCs) and ALAANA* artists



**African, Latina/o, Asian, Arab, Native American*



Investment through lens of Equity



- Over 1.4M individuals visit City Cultural Facilities annually
- Visitors include over 100,000 youth with families and from over 300 schools
- Provides space for community, learning, and enjoyment of diverse local, national, and international artists
- Many facilities are “home” to small and mid-sized Dallas arts non-profits



2024 Possible Bond Allocations



Proposition	Original Scenario Presented	Average of Council Feedback	Department Request	Possible Scenario
Streets	\$485,000,000	\$396,500,000	\$520,000,000	\$400,000,000
Park & Recreation	\$125,000,000	\$175,000,000	\$400,000,000	\$150,000,000
Transportation	\$50,000,000	\$48,500,000	\$176,000,000	\$50,000,000
Flood Protection, Storm Drainage and Erosion Control	\$35,000,000	\$60,500,000	\$150,000,000	\$50,000,000
Housing Infrastructure	\$125,000,000	\$150,000,000	\$150,000,000	\$80,000,000
Economic Development	\$100,000,000	\$52,000,000	\$100,000,000	\$30,000,000
Public Safety Facilities - Combined	\$25,000,000	\$52,500,000	\$0	\$0
Public Safety Facilities - Fire	\$0	\$0	\$93,000,000	\$25,000,000
Public Safety - Fire Training Facility	\$0	\$0	\$25,000,000	\$5,000,000
Public Safety Facilities - Police	\$0	\$0	\$270,000,000	\$5,000,000
Public Safety - Police Training Facility	\$0	\$0	\$50,000,000	\$50,000,000
Cultural and Performing Arts Facilities	\$15,000,000	\$48,000,000	\$68,500,000	\$50,000,000
City Facilities	\$25,000,000	\$28,250,000	\$76,000,000	\$25,000,000
Library Facilities	\$15,000,000	\$25,000,000	\$54,000,000	\$35,000,000
Homeless Assistance Facilities	\$0	\$10,500,000	\$38,000,000	\$20,000,000
Information Technology	\$0	\$16,900,000	\$135,000,000	\$25,000,000
Grand Total	\$1,000,000,000	\$1,063,650,000	\$2,305,500,000	\$1,000,000,000





Previous Bond Allocations

- Dallas Cultural Plan Strategy #20:
 - To develop a Sustainable Arts Ecosystem, the City will **“sustainably fund deferred and proactive maintenance for City-owned cultural facilities”**
- Annual cultural facility maintenance allocation in FY 22-23 ~\$1M (vs. appraisal value ~\$535M)
- Recent bond programs have typically allocated between 1.5-5% to cultural facilities

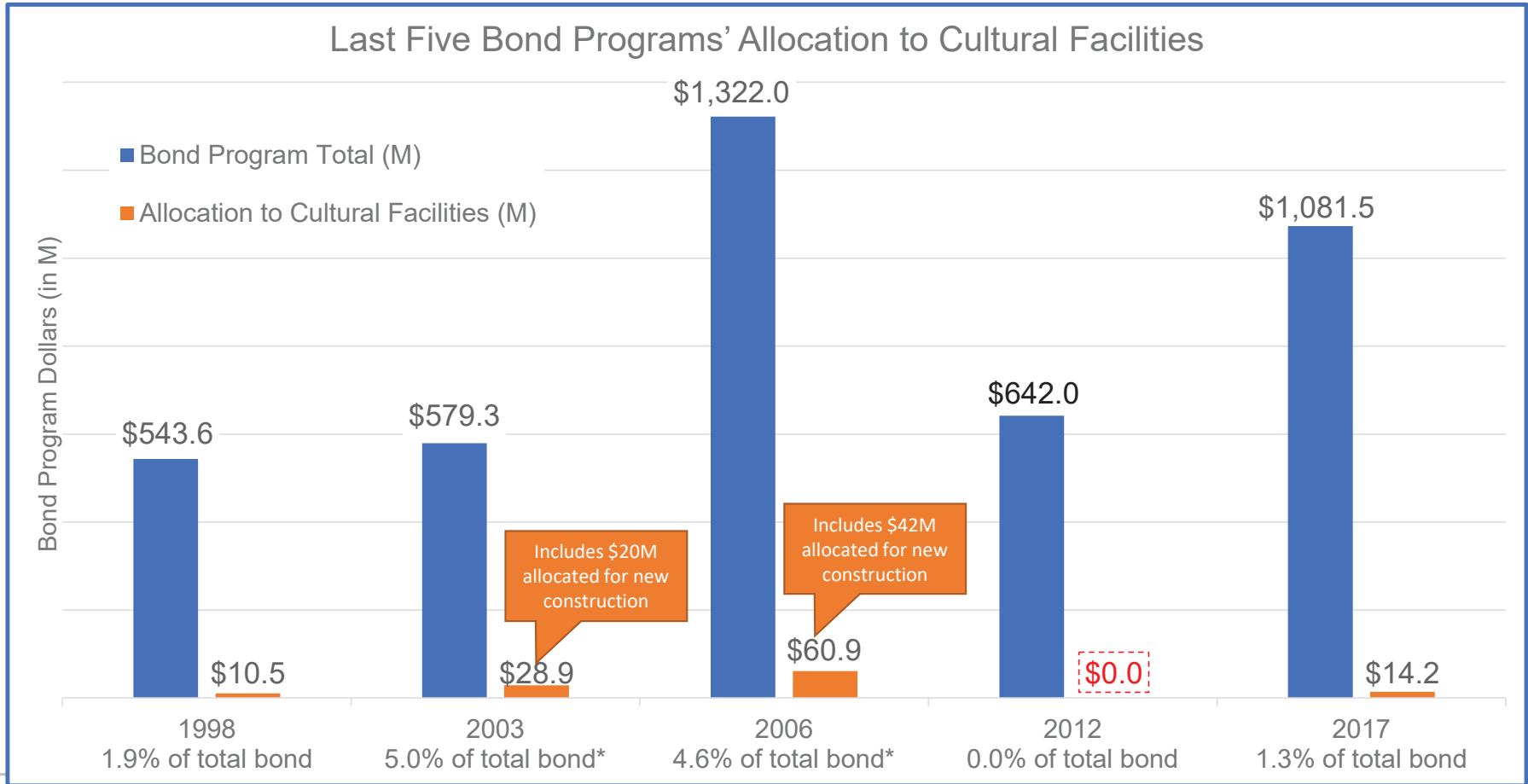
Year	Bond Program Approved by Voters (in M)	Bond Program Dollars Allocated to Cultural Facilities (in M)	Bond Program Dollars Allocated to Cultural Facilities (%)
1998	\$543.6 M	\$10.5 M	1.9%
2003	\$579.3 M	\$28.9* M	5.0%
2006	\$1,322.0 M	\$60.9** M	4.6%
2012	\$642.0 M	\$0.0 M	0.0%
2017	\$1,081.5 M	\$14.2 M	1.3%
TOTAL	\$4,199 M	\$114.4 M	2.7%



*\$20M of the \$28.9M allocated was for new cultural facility design and construction

**\$42M of the \$60.9M allocated was for new cultural facility design and construction

Previous Bond Allocations



*Less than 1% of 2003 Bond and 1.4% of 2006 Bond allocated for Major Maintenance



Preliminary 2024 OAC Needs Inventory List

Cultural Facility	Facility Needs
Annette Strauss Square*	\$2,231,280
AT&T Performing Arts Center Campus*	\$745,200
Bath House Cultural Center	\$1,042,000
Dallas Black Dance Theatre	\$2,310,520
Dallas Museum of Art	\$11,461,541
Kalita Humphreys Theater	\$7,630,000
Latino Cultural Center	\$1,759,500
Majestic Theater	\$5,252,579
Moody Performance Hall	\$1,887,579
Oak Cliff Cultural Center	\$255,000
Sammons Center for the Arts	\$2,663,735
South Dallas Cultural Center	\$1,504,579
Winspear Opera House	\$6,654,960
Wyly Theatre	\$3,812,400
TOTAL	\$49,210,873

- Needs Inventory includes \$49.2M of capital work
- Example projects include:
 - HVAC major maintenance at Dallas Black Dance Theatre, Kalita Humphrey Theater, Moody Performance Hall and South Dallas Cultural Center
 - Roof replacement and/or major maintenance: Bath House Cultural Center, Dallas Black Dance Theatre, Latino Cultural Center, Moody Performance Hall, and South Dallas Cultural Center



* Part of the AT&T Performing Arts Center

Technical Criteria for Critical Facilities



Major Maintenance Criteria Description

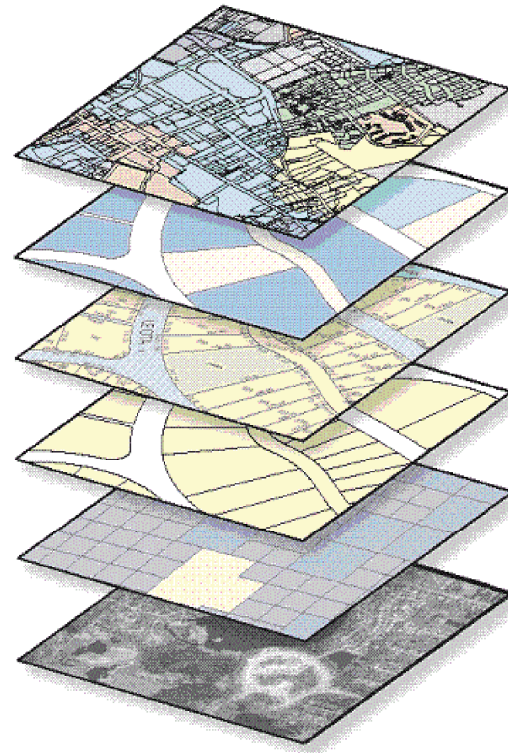
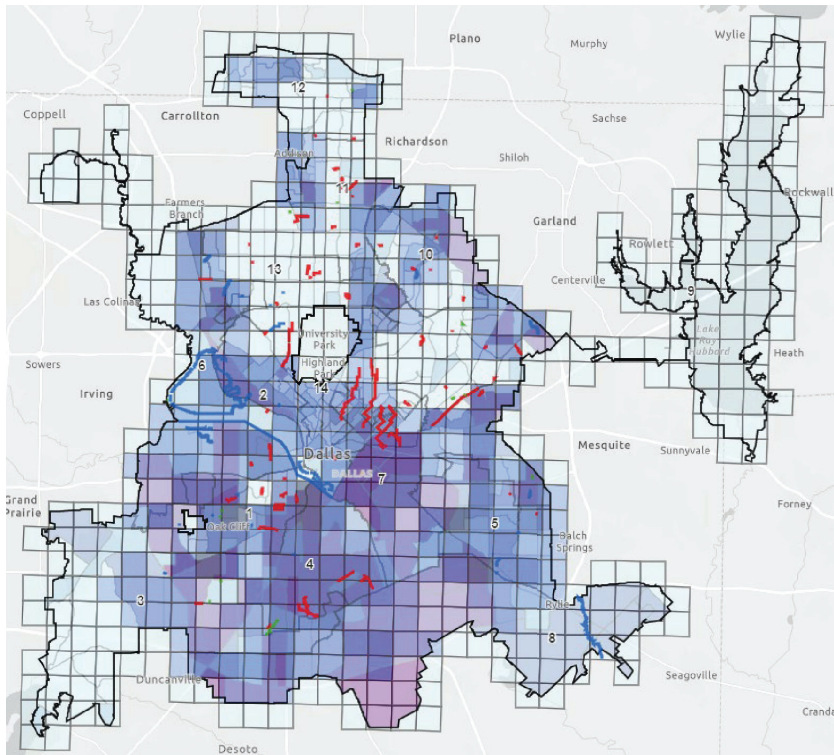
Criteria		
No.	Technical Criteria	Max Score
1	Priority Level Based on Building Condition Priority 1 - Currently Critical - 30 points Priority 2 - Potentially Critical (Year 1) - 20 points Priority 3 - Necessary / Not Yet Critical (Year 2-5) - 10 points	30
2	Improves O&M	20
3	Design Plans Status	5
4	Identified on 2017 Facility Condition Assessment	10
5	Improves Facility's Resiliency, safety and/ or CECAP goals	15
6	Equity & Overlay Tool	20
Total Possible Score		100



Priority Areas – Overlay Process



- The priority areas were determined by overlaying multiple data layers (see image below) and have been added to the 'GIS Technical Scoring Tool' for reference.



2 Points Each

High Crime Areas

TOD (DART Sites)

Market Value Analysis

311 Service Requests

Identifying calls for Flooding, Speeding, Traffic Calming, Potholes, Street Resurfacing, and Illegal Dumping

Intersection/ Project Overlay

Equity Impact Assessment (EIA) Score

Up to 10 Points

Working with Office of Equity & Inclusion

- Entire city is given a ranking; 1-5
- EIA score multiplies ranking by 2 for total points used.





City of Dallas

Office of
Arts & Culture





Appendix B: Facility Details

Annette Straus Square*

Equity & Community Impact

- Opened in 2009 on a 10-acre campus with five venues in three buildings, an outdoor stage, and a public park
- Welcomes approximately 350K visitors per year, and presents free programs onsite such as Reliant Lights Your Holidays and *Latinidad*
- Hosts five resident companies, including 2 ALAANA groups: Dallas Black Dance Theatre and Anita N. Martinez Ballet Folklórico
- Through the Elevator Project, provides space and support to small arts groups, including BIPOC, LGBTQ+ and female groups

Key Capital Needs

- IT
- Roof
- Dressing Rooms



* Part of the AT&T Performing Arts Center



Appendix B: Facility Details

AT&T Performing Arts Center Campus*

Equity & Community Impact

- Opened in 2009 on a 10-acre campus with five venues in three buildings, an outdoor stage, and a public park
- Welcomes approximately 350K visitors per year, and presents free programs onsite such as Reliant Lights Your Holidays and *Latinidad*
- Hosts five resident companies, including 2 ALAANA groups: Dallas Black Dance Theatre and Anita N. Martinez Ballet Folklórico
- Through the Elevator Project, provides space and support to small arts groups, including BIPOC, LGBTQ+ and female groups

Key Capital Needs

- Parking Garages – Public Safety
- Campus Wide Public Safety
- Plaza and sidewalk repairs



* Part of the AT&T Performing Arts Center





Appendix B: Facility Details

Bath House Cultural Center

Equity & Community Impact

- Opened as a cultural center in 1981; building dates to 1930
- Welcomes approximately 30K visitors each year; has hosted ~850K visitors since opening
- 60% of visitors are ALAANA
- Echo Theater, a theater dedicated to plays by women, performs at the Bath House regularly

Key capital needs

- New Roof
- Address and repair exterior needs of building
- Replace electrical panels, neon, and architectural lighting
- Replace all exterior doors





Appendix B: Facility Details

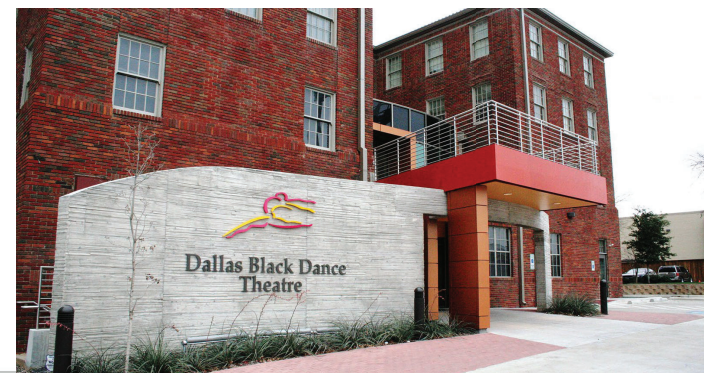
Dallas Black Dance Theatre

Equity & Community Impact

- Re-opened in 2008 at the former historic residence of the Moorland YMCA as rehearsal studios, training classrooms, and administrative offices
- Welcomes approximately 40K visitors, of which 89% are ALAANA
- Houses the DBDT Academy, serving 30K youth with ~2,000 classes pre-pandemic
- Hosts other community organizations, including African American Leadership Forum, bc WORKSHOP, Big Thought, Dallas Black Chamber of Commerce, Dallas TRHT, Leadership Women, North Texas Dance Council, and DSO SOLUNA programs

Key Capital Needs

- Roof repair including terracotta tile
- HVAC repair / replacement
- Technology / Security upgrades
- Elevator Modernization



Appendix B: Facility Details



Dallas Museum of Art

Equity & Community Impact

- Building opened in 1984
- Welcomed approximately 600K visitors last year (800K+ pre-pandemic)
- Signage is bilingual and general admission is free
- Visitors are 50% ALAANA
- Last year, served over 100K students through on-site and off-site programs, including field trips from 175 schools

Key Capital Needs

- Electrical repairs/upgrades including switchgear and electrical distribution
- Fire control systems replacement/upgrades
- HVAC system repair/upgrades
- Plumbing repairs / upgrades
- Roof repairs





Appendix B: Facility Details

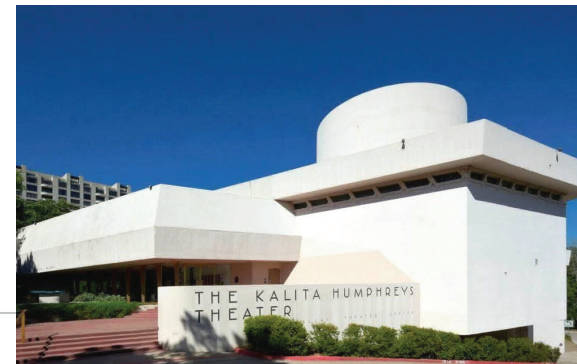
Kalita Humphreys and Heldt Building

Equity & Community Impact

- Kalita building opened in 1959; gifted to City of Dallas in 1974
- Heldt built in 1990 and has a black box theater and support spaces
- Majority of shows are presented by Dallas Theater Center, Uptown Players (LGBTQ+ mission centric), and Second Thought Theater
- Welcomed approximately 30K visitors last year
- Served over 500 students from 30 schools, of which 25 are Title 1

Key Capital Needs

- Safety / Security upgrades
- MEP / HVAC repair
- Exterior repair / water infiltration mitigation
- Interior repairs including ADA accessibility





Appendix B: Facility Details

Latino Cultural Center

Equity & Community Impact

- Opened as a cultural center in 2003
- Welcomes approximately 37K visitors each year
- Only municipal cultural venue in the US with two resident Latino/a theater companies – Cara Mia Theatre and Teatro Dallas

Key capital needs

- Roof replacement including terracotta tile
- Electrical Upgrades
- Interior / Exterior repairs including doors, walls, and stucco



Appendix B: Facility Details



Majestic Theatre

Equity & Community Impact

- Reopened in 1983 with 1700 seats; building dates back to 1921
- Welcomes approximately 140K visitors per year
- Hosts 12-16 Spanish-language shows each year, with ~20K attendees
- Hosts 18-20 youth or youth-friendly performances each year (e.g., Dallas Black Dance Theater Academy's Espresso Nutcracker)

Key Capital Needs

- Restoration of theater seating
- Windows and façade repairs, replacement, sealing
- Accessibility enhancements





Appendix B: Facility Details

Moody Performance Hall

Equity & Community Impact

- Opened in 2012 with 750-seat auditorium as a home for small and mid-sized organizations in the Arts District
- Welcomes approximately 60K visitors per year, with over 500K since opening
- Hosts events by ~50 different local arts non-profits annually, and a dozen youth-friendly/sensory-friendly performances each year

Key Capital Needs

- Roof Repairs
- HVAC repairs and upgrades
- Exterior door repairs
- Refinish floors including hardwoods





Appendix B: Facility Details

Oak Cliff Cultural Center

Equity & Community Impact

- Opened as a cultural center in 2010 in a former retail space
- Welcomes approximately 20K visitors each year; has hosted ~225K since opening
- Over 60% of visitors are ALAANA
- Since 2015, has hosted summer camp “School of Yes” with Cara Mia; students are 91.5% ALAANA and come from 26 different City of Dallas zip codes

Key capital needs

- Restoration of Gallery Walls
- Upgrades to doors including fire door exit hardware
- Lighting upgrades





Appendix B: Facility Details

Sammons Center for the Arts

Equity & Community Impact

- Re-opened in 1988 as an arts incubator; building dates to 1909
- Welcomes approximately 68K visitors annually
- Houses 15 resident arts organizations, of which 6 are ALAANA, 1 is LGBTQ+, 1 is focused on women, and 1 is focused on youth
- Employs/contracts with individuals with disabilities

Key Capital Needs

- Exterior Masonry repairs
- Exterior window repair / replacement and sealing
- Drainage repair / upgrades



Appendix B: Facility Details



South Dallas Cultural Center

Equity & Community Impact

- Opened as a cultural center in 1986 to celebrate the culture of the African Diaspora
- Welcomes approximately 40K visitors each year
- Home of the Juanita J. Craft Artist Residency, continuing the legacy of this local civil rights icon

Key capital needs

- Roof replacement
- Replace rooftop HVAC units
- Installation of additional fencing / gate repair
- Repair exterior cracks and patch/paint





Appendix B: Facility Details

Winspear Opera House*

Equity & Community Impact

- Opened in 2009 on a 10-acre campus with five venues in three buildings, an outdoor stage, and a public park
- Welcomes approximately 350K visitors per year, and presents free programs onsite such as Reliant Lights Your Holidays and *Latinidad*
- Hosts five resident companies, including 2 ALAANA groups: Dallas Black Dance Theatre and Anita N. Martinez Ballet Folklórico
- Through the Elevator Project, provides space and support to small arts groups, including BIPOC, LGBTQ+ and female groups

Key Capital Needs

- Audio
- HVAC
- IT
- Sidewalks
- Flooring
- Building Envelope
- Public Safety



* Part of the AT&T Performing Arts Center

Appendix B: Facility Details



Wyly Theatre*

Equity & Community Impact

- Opened in 2009 on a 10-acre campus with five venues in three buildings, an outdoor stage, and a public park
- Welcomes approximately 350K visitors per year, and presents free programs onsite such as Reliant Lights Your Holidays and *Latinidad*
- Hosts five resident companies, including 2 ALAANA groups: Dallas Black Dance Theatre and Anita N. Martinez Ballet Folklórico
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Key Capital Needs

- Doors
- HVAC
- Sidewalk
- Elevator
- Energy Conservation
- Public Safety



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