



City of Dallas

2024 Capital Bond Program Technical Criteria Evaluation of Facility Projects

**Critical Facilities Subcommittee
May 11, 2023**

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Bond & Construction Management
City of Dallas

Purpose



- Provide an overview how city facility projects are identified, evaluated and scored for consideration in the 2024 Capital Bond Program
- Citywide Projects vs Projects specific to Council Districts
- Utilization of Technical Criteria to categorize and prioritize facility projects for:
 - Major Maintenance
 - Renovation and Expansion
 - Replacement of existing facilities and New Construction



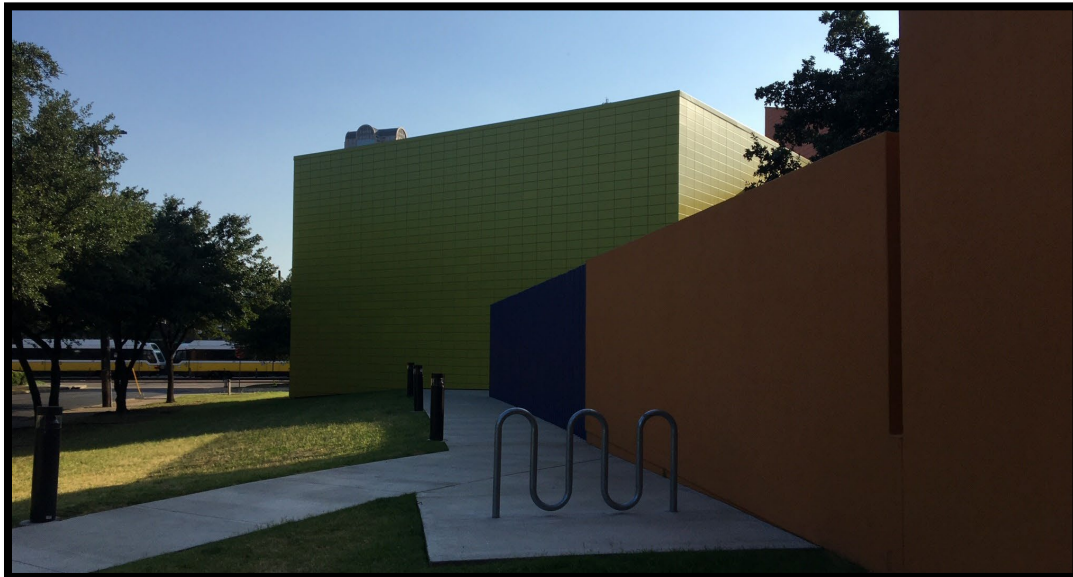
Purpose



- Technical Criteria evaluations are applied to all city public facilities, which consist of the following:
 - Public Safety Facilities
 - Dallas Fire Rescue (DFR)
 - Dallas Police Department (DPD)
 - Library Facilities
 - Cultural Arts Facilities
 - City Facilities
 - Municipal Centers (City Hall, OCMC, 7800 Stemmons...)
 - Service Center (Internal support facilities)



Purpose



Proposed Bond Technical Criteria



Background:

- A Technical Criteria framework was developed to ensure projects are prioritized according to highest need and impact
- Departments evaluate the Needs Inventory with a maximum of **80**-point technical score
- After the technical score has been assigned, up to 20 points for the 'Priority Areas-Overlays' may be given to each project by the Department of Data Analytics and Business Intelligence
 - **10** points for Priority Overlays
 - **10** points for Equity





What are Technical Criteria?

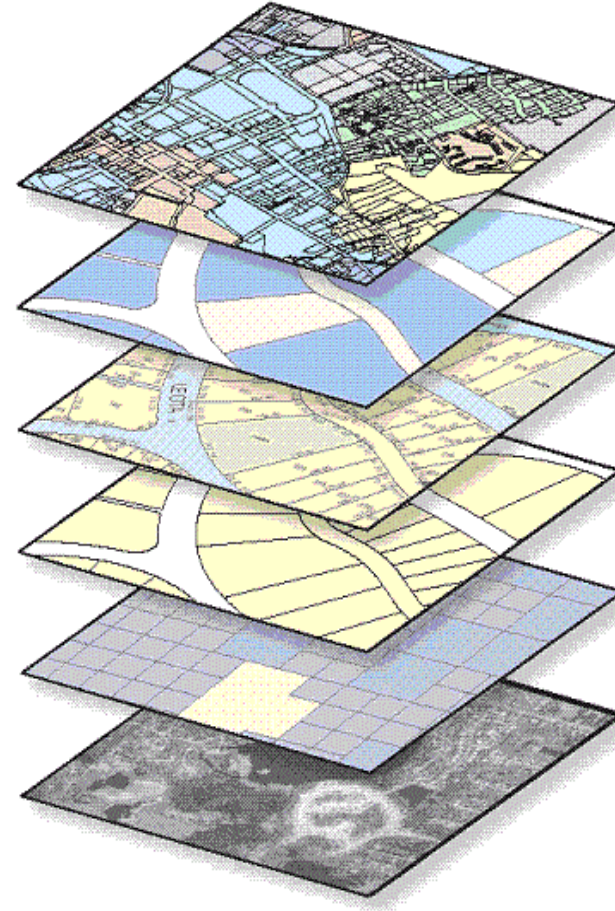
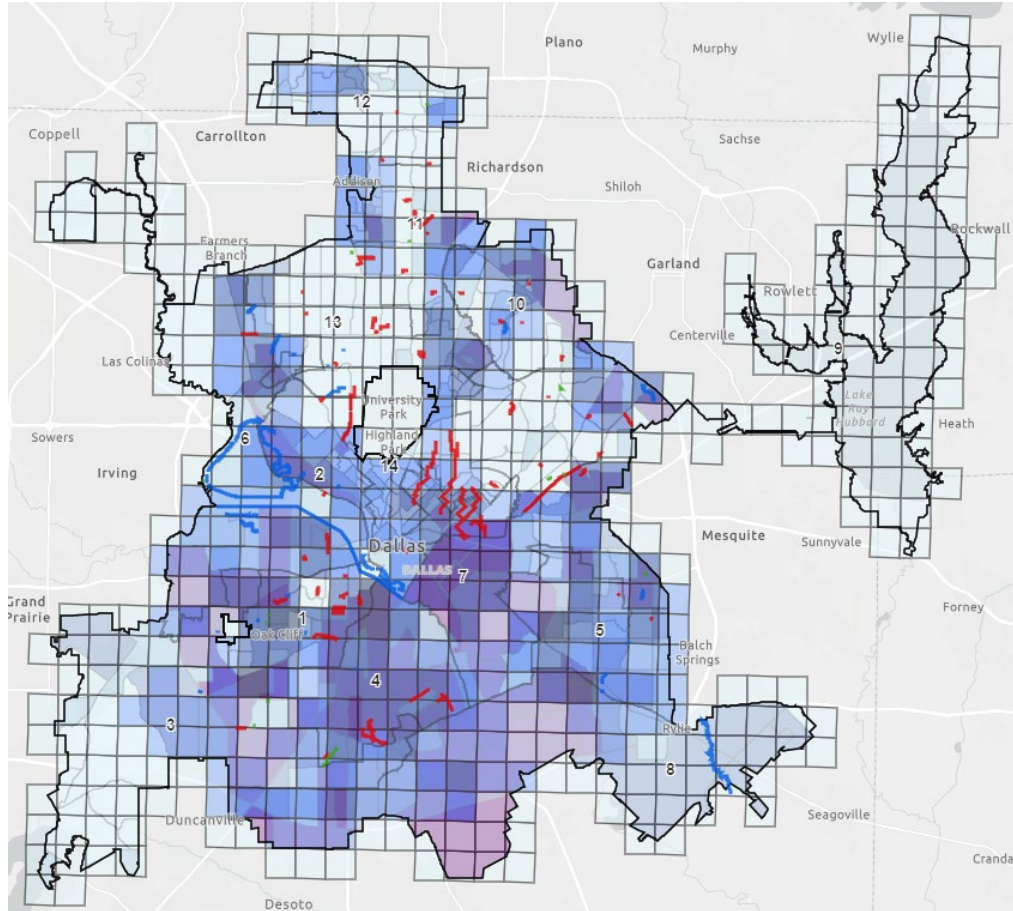
- A set of measuring tools that City staff uses to evaluate and score projects from a technical standpoint
- Allows staff to categorize and prioritize projects objectively
- Projects are placed in the Needs Inventory by the operating department with an initial technical score, then periodically reviewed and updated by staff to determine a ranking order
- Technical Criteria is utilized to evaluate Major Maintenance, Renovation, Expansion, Replacement of existing facilities and New Construction



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.



Proposed Bond Technical Criteria – BCM



Technical Criteria for Renovation, Replacement and New Facilities

Criteria No.	Technical Criteria	Description	Max Score
1	Community & Stakeholder Support	Request from Community and Stakeholders for development	15
2	Site Acquisition Status	Site identified and acquisition is in progress or has been acquired	10
3	Design Status	Consultant selected, project designed or is shovel ready for bids	5
4	Economic Vitality	Integrate development investments with land use and economic priorities to improve quality of life	10
5	Current Master Plan	Comprehensive evaluation, new permanent facility will meet program needs for 30-40 years.	10
6	Leverage Funds	Project will leverage funds such as grants or private matching funds	10
7	Prior Phase Complete	for multi-phase projects, if prior phase(s) has been completed	10
8	Safety	Address health and safety issues identified in current facilities and to meet 21st century challenges.	10
9	Equity & Overlay Tool	Citywide initiative that provides the framework for utilizing the Equity Impact Assessment Score and multilayer overlay tool.	20
Total Possible Score			100

* City-wide initiatives that provides City leadership with a strategic framework for ongoing decision making.



Proposed Bond Technical Criteria – BSD



Technical Criteria for Major Maintenance

- Capital expenditures needed beyond routine building maintenance and repair
 - Repairs or replacements of failed systems
 - Improvements to comply with regulations, codes, and standards
 - Projects to address health, safety, and environment-related issues
- Six technical criteria were developed to assess major maintenance needs for the 2024 Bond
 - Criteria 1-5 assessed by Building Services Department (BSD)
 - Criterion 6 is the Equity Priority Zones assessed by DABI

Criteria No.	Criteria Description	Criteria Points
1	<i>Priority Level Based on Building Condition</i>	30
	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	
2	Improves O&M	20
3	Design Status	5
4	Identified on 2017 Facility Condition Assessment	10
5	Improves Facility's Resiliency, Safety and/or CECAP goals	15
6	Equity and Overlay Tool (assessed by DABI)	20
TOTAL		100



Proposed Bond Technical Criteria – BSD



Major Maintenance Criteria Description

Criteria No.	CRITERIA	CRITERIA DESCRIPTION
1	Priority Level Based on Building Condition	<p><u>Priority Level 1</u> – 30 pts; Building has failed or facing imminent closure</p> <p><u>Priority Level 2</u> – 20 pts; High risk of failure and requires extremely high O&M Service life ends 1-2 years</p> <p><u>Priority Level 3</u> – 10 pts; Moderate risk Service life ending 2-5 years</p>
2	Improves O&M	Project will reduce facility operation and maintenance cost
3	Design Status	Design Status - consultant selected, project designed, or is ready for bids
4	Identified on the 2017 Facility Condition Assessment (FCA)	The major maintenance project is identified as a need in the 2017 FCA
5	Improves Facility Resiliency, Safety and/or Supports City's CECAP Goals	Major maintenance project provides facility resiliency, improves weatherization, renewable energy, and/or improves security/safety



Proposed Bond Technical Criteria



Needs Inventory projects are grouped by facility type

Facilities which directly provide services to the public include:

- Public Safety (DPD and DFR)
- Library and Cultural Facilities
- Office of Community Care
- Code Compliance
- Municipal Centers
- Development Services
- Animal Services

Internal Support facilities include:

- Fleet and Equipment Service Centers
- Office of Homeless Solutions
- Information Technology
- Building Services



Proposed Bond Technical Criteria



Office of Bond and Construction Management (BCO)

- New Facilities
- Replacement Facilities (new construction)
- Renovation (beyond Major Maintenance)
- Expansion & Rehabilitation

Building Services Department (BSD)

- Major Maintenance (> 800 existing facilities)

* Note: BCM & BSD have been working with client departments to ensure priority projects are identified and score based on Technical Criteria



Citywide vs Council Specific Projects



- **Citywide Project**

- Typically, larger projects that residents from across the City utilize or benefit from. For Example
 - Central Library – Downtown
 - Large Scale Storm Drainage Relief Systems
 - Arterial Roadways
 - Police Training Facility
 - Projects that span 3 or more council districts

- **Council Specific Projects**

- Smaller projects specific to the local residents
 - Local Library Branch
 - Local and collector Roads
 - Local fire or police stations



Planning & Development Update



City of Dallas Needs Inventory

	2017 Cost Estimates (as of June 2022)	2022 Cost Estimates (as of October 2022)	2024 Cost Estimates* (as of January 2023)	2025 Cost Estimates* (as of January 2023)
Streets	\$3,198,521,298	\$3,499,475,584	\$3,858,171,829	\$4,051,080,420
Transportation	\$1,925,671,224	\$2,189,274,542	\$2,413,675,183	\$2,534,358,942
Park & Recreation	\$2,130,505,495	\$2,834,979,024	\$3,125,564,374	\$3,281,842,593
Flood & Storm Drainage	\$2,132,930,500	\$2,470,803,500	\$2,724,060,859	\$2,860,263,902
Public Safety Facilities**	\$552,351,359	\$777,781,149**	\$857,503,717	\$900,378,903
Library Facilities	\$66,945,569	\$83,780,700	\$92,368,222	\$96,986,633
Cultural Facilities	\$89,718,140	\$120,837,456	\$133,223,296	\$139,884,460
City Facilities	\$288,196,851	\$280,042,496	\$308,746,852	\$324,184,195
TOTAL	\$10,384,840,436	\$12,256,974,451	\$13,513,314,332	\$14,188,980,048





Past Bond - Allocations

Proposition	2003	2006	2012	2017	Grand Total
City Facilities	\$52,580,000	\$42,695,000		\$18,157,000	\$113,432,000
Cultural facilities	\$28,910,000	\$60,855,000		\$14,235,000	\$104,000,000
Economic Development	\$9,200,000	\$70,680,000	\$55,000,000	\$41,300,000	\$176,180,000
Fair Park				\$50,000,000	\$50,000,000
Homelessness	\$3,000,000			\$20,000,000	\$23,000,000
Housing	\$3,030,000	\$1,500,000		\$14,100,000	\$18,630,000
Library Facilities	\$55,525,000	\$46,200,000		\$15,589,000	\$117,314,000
Parks	\$100,520,000	\$343,230,000		\$261,807,000	\$705,557,000
Public Safety	\$43,220,000	\$63,625,000		\$32,081,000	\$138,926,000
Storm Drainage	\$16,435,000	\$334,215,000	\$326,375,000	\$48,750,000	\$725,775,000
Streets & Transportation	\$266,860,000	\$390,420,000	\$260,625,000	\$533,981,000	\$1,451,886,000
Grand Total	\$579,280,000	\$1,353,420,000	\$642,000,000	\$1,050,000,000	\$3,624,700,000



2017 Bond - Allocations



FIGURE 1

2017 BOND PROGRAM PROJECT COMMITMENTS TO DATE

	a	b	c	d	e
PROPOSITION	BOND AUTHORIZATION	EXPENDITURES & ENCUMBERED ¹ (MAR BVA)	EXPENSES DUE TO LEGACY BP ²	APPROVED PENDING COMMITMENTS 2017 BP ³	% BOND AUTHORIZATION COMMITTED (b+c+d)/a
Streets and Transportation (A)	\$ 533,981,000	\$ 415,600,075	\$ 15,730,953	\$ 10,891,812	83%
Park and Recreation (B)	\$ 261,807,000	\$ 182,311,322	\$ (50,000)	\$ 1,379,301	70%
Fair Park (C)	\$ 50,000,000	\$ 38,095,614	\$ 289,188	\$ -	77%
Flood Protection and Storm Drainage (D)	\$ 48,750,000	\$ 25,744,478	\$ -	\$ 2,327,721	58%
Library Facilities (E)	\$ 15,589,000	\$ 15,085,009	\$ 103,472	\$ -	97%
Cultural and Performing Arts Facilities (F)	\$ 14,235,000	\$ 13,459,890	\$ 365,257	\$ -	97%
Public Safety Facilities (G)	\$ 32,081,000	\$ 26,576,216	\$ 1,827,806	\$ -	89%
City Facilities (H)	\$ 18,157,000	\$ 2,449,841	\$ 7,389,948	\$ -	54%
Economic Development (I)	\$ 55,400,000	\$ 29,310,647	\$ -	\$ 3,975,000	60%
Homeless Assistance Facilities (J)	\$ 20,000,000	\$ 17,238,408	\$ -	\$ (0)	86%
Total	\$ 1,050,000,000	\$ 765,871,501	\$ 25,656,624	\$ 18,573,834	77%

NOTES

¹ March 2023 Budget vs. Actual Report (BVA) ITD Expenditures and Current Encumbered.

² The column reflects bond expenditures and encumbrances that are in prior bond programs.

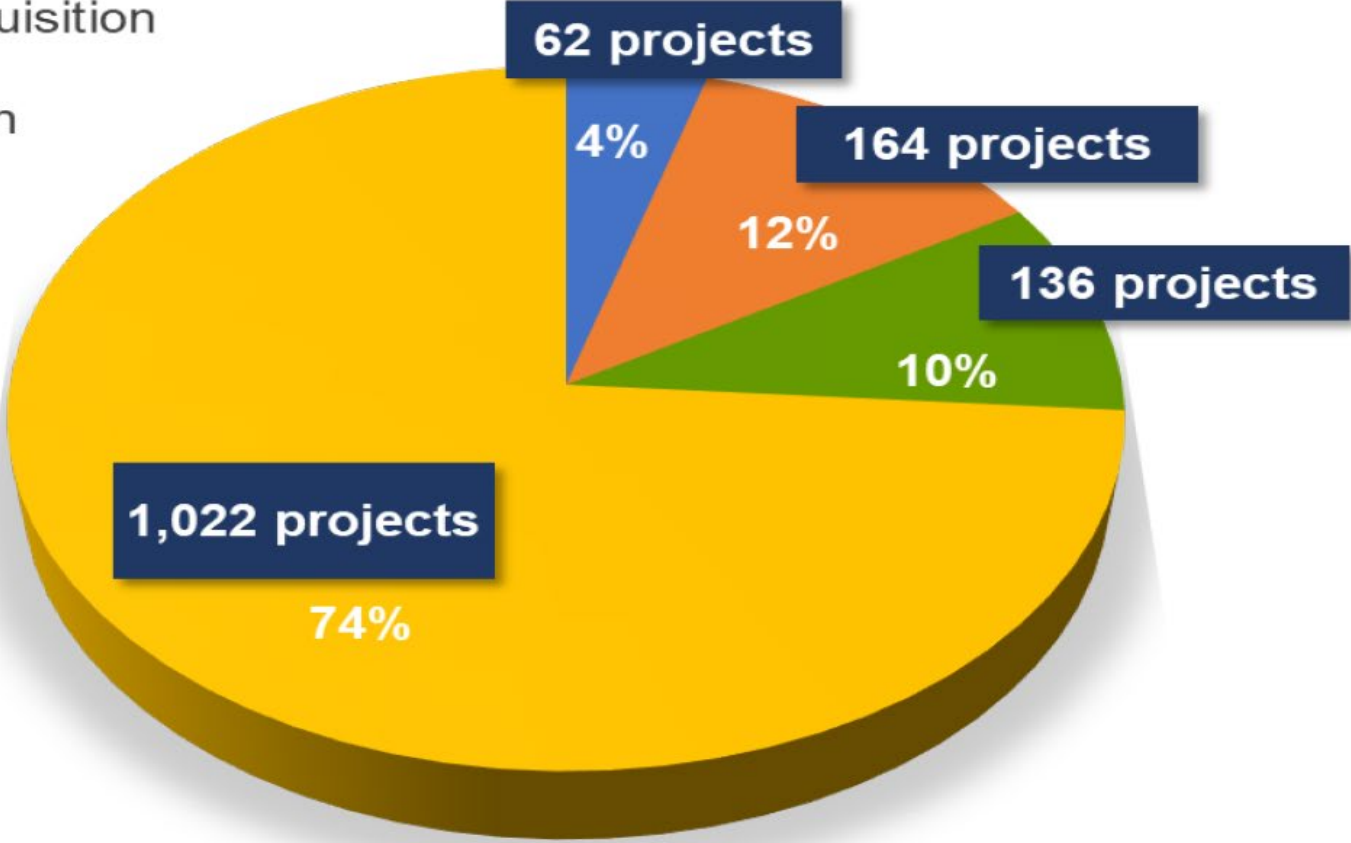
³ Approved commitments that are not recorded in the financial system, such as amounts recently approved by the City Council.



2017 Bond - Allocations



- Remaining to be Awarded
- Under Design/Acquisition
- Under Construction
- Completed





Proposed Bond - Allocations

Proposition	Previously Presented to Council	Average Council Input	Needs Inventory Percentage Normalized	Combined NI %, Council Input and Department Request	Normalized to \$1B (rounded up)
Streets	\$485,000,000	\$333,000,000	\$224,204,400	\$520,000,000	\$363,948,000
Transportation	\$50,000,000	\$45,000,000	\$144,795,600	\$100,000,000	\$90,987,000
Park & Recreation	\$125,000,000	\$150,000,000	\$186,000,000	\$150,000,000	\$104,985,000
Flood Protection, Storm Drainage and Erosion Control	\$35,000,000	\$75,000,000	\$161,400,000	\$100,000,000	\$69,990,000
Housing Infrastructure	\$125,000,000	\$183,333,000	\$100,000,000	\$150,000,000	\$104,985,000
Library Facilities	\$15,000,000	\$21,667,000	\$5,500,000	\$40,000,000	\$27,996,000
Cultural and Performing Arts Facilities	\$15,000,000	\$36,666,000	\$7,800,000	\$50,000,000	\$34,995,000
Public Safety Facilities	\$25,000,000	\$56,666,000	\$48,000,000	\$60,000,000	\$41,994,000
City Facilities	\$25,000,000	\$33,333,000	\$15,400,000	\$50,000,000	\$34,995,000
Economic Development	\$100,000,000	\$50,000,000	\$80,000,000	\$100,000,000	\$69,990,000
Homeless Assistance Facilities		\$6,667,000	\$20,000,000	\$30,000,000	\$20,997,000
Police Training Facility				\$25,000,000	\$17,498,000
Fire Training Facility				\$25,000,000	\$17,497,500
Fair Park					
Information Technology		\$10,000,000			\$0
Court Facilities			\$6,900,000		
Total	\$1,000,000,000	\$1,001,332,000	\$1,000,000,000	\$1,400,000,000	\$1,000,857,500



Next Steps



Month/Year	Tasks
June 2022 - June 2023 (in-progress)	<ul style="list-style-type: none"> • Finalize the Technical Criteria, • City Needs Inventory, • Meetings with council districts, • Finalize a district project list for City Council feedback, • Community Engagement Strategy, • Establish Community Bond Taskforce, • Engage Office of Procurement/Small Business Center to identify opportunities for small-businesses, • Meet with contractor associations and • Meet with the American Council of Engineering Companies.
Feb./March 2023	Committee briefings on policies and technical criteria.
February 2023	Distribute CBTF Guidelines and Appointee Form to City Council.
May/June 2023	<ul style="list-style-type: none"> • City Council briefing to finalize technical criteria and policy considerations. • Begin monthly public outreach campaign.
July/Aug. 2023	2024 Capital Bond Program – Townhall Meetings.



Next Steps



Month/Year	Tasks
Sept./Oct. 2023	Finalize City Needs Inventory, conduct public input, select size and goals for the bond program.
Sept./Oct. 2023	City Council briefing on updated financial capacity based on Tax Year 2023 Certified Property Values.
Oct.2023/May 2024	Community Stakeholder Engagement.
November 2023	Present Proposed Bond Program Themes and Financial Capacity to City Council.
December 2023	City Council briefing of draft proposed bond program and second round of public input (1 st round of public meeting).
January 2024	City Council briefing of recommended bond program and second round of public input (2 nd round of public meeting if needed).
January 2024*	City Council finalizes bond program and calls the election for May 2024.
May 2024	Bond Election.

- 90 days requirement to call election
 Tentative May 4, 2024, Election date, 90-day requirement - February 3, 2024





QUESTIONS?





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