

Technical Criteria and 2024 Bond Program Update

City Council Briefing
May 17, 2023

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City of Dallas



City of Dallas

Purpose



- Provide overview of project scoring and the Needs Inventory.
- Review departmental technical criteria used to categorize/prioritize projects for:
 - Public Works (PBW),
 - Dallas Water Utilities (DWU),
 - Transportation (TRN),
 - Bond & Construction Management (BCM),
 - Building Services Department (BSD),
 - Parks.
- Provide updates and next steps for the 2024 Bond Program.



Proposed Bond Technical Criteria



Background:

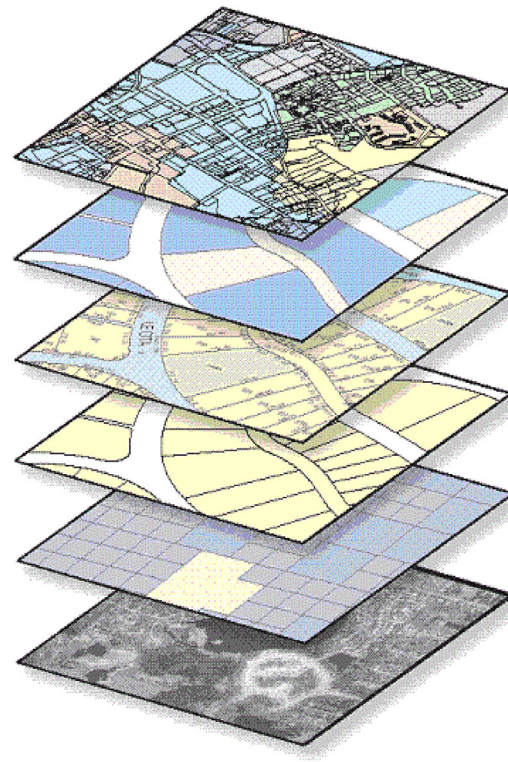
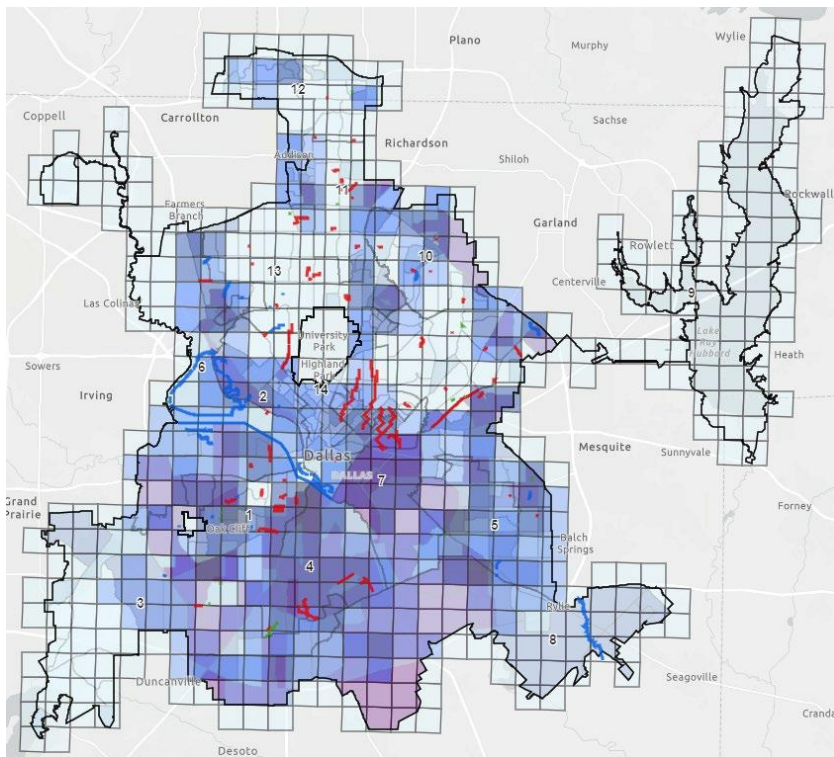
- Each Department developed Technical Criteria based on departmental needs/concerns/expertise.
- Departments score projects in the Needs Inventory (maximum of an 80-point technical score).
- Twenty (20) points for the 'Priority Area Overlays' will be assigned to each project by the Department of Data Analytics and Business Intelligence.
 - 10 points for priority overlays
 - 10 points for Equity



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



- Questions from previous Presentations:
 - High MVA but poor pavement condition, how is that treated?
 - Pavement condition consists of 50 points vs. the MVA score of 2.
 - Subjectivity concern.
 - Both overlay and the Equity scores are GIS driven.
 - Overlay points are all or nothing for all 5 categories



Proposed Bond Technical Criteria



- Economic Development, Housing, and Homeless Solutions Propositions:
 - All non-infrastructure department lead propositions.
 - February 6, 2023 - Economic Development briefed the Eco-Dev Committee by memorandum (\$100M proposed for 2024 Bond Program),
 - April 24, 2023 - Housing briefed the Housing and Homeless Solutions Committee (\$150M proposed for 2024 Bond Program),
 - May 22, 2023 - Homeless Solutions – to brief Housing and Homeless Solutions Committee (\$35M identified need).



Proposed Bond Technical Criteria



Streets Proposition



Proposed Bond Technical Criteria - PBW



Category	Pvmt Cond. Index	Street Class.	Time in Needs Inventory	DWU Work Plan	SWMP High Priority	Rear Entry	Garbage Pickup	Existing ROW Avail.	Outside Funding Avail.	Time to Provide Local Match	Region - ally Signif.	Cond. of Com - ponents	Critical Service Disruption	Age of Struct.	Overlay & Equity Score	Total
Improved Streets	50	15	10	5											20	100
Unimproved Streets	50		10	5	15										20	100
Alleys (Improved & Unimp.)	30		20			10	10	10							20	100
Partnership									50	20	10				20	100
Bridges & Culverts		10										50	20	20	0	100



Proposed Bond Technical Criteria



Previous questions

- How is density addressed?
 - Street Classification, arterials get more points than local streets.
- How is traffic volume addressed?
 - Street Classification, Arterial get more points than local streets.
- How are alleys scored if they are not appropriate for sanitation pick up?
 - ROW width availability, rear entry, and in alley garbage use.



Proposed Bond Technical Criteria



Transportation Proposition



TRN Technical Scoring Criteria



	Overlay & Equity Score	Safety	Environ. Sustain.	Economic Vitality	Prevent Critical Failure	Project Readiness	Future O&M Costs	TOTAL
Partnership Project - Funded	20	15	15	15	10	15	10	100
Partnership Project - Prospective	20	15	15	15	10	15	10	100
Traffic Signal - Upgrade	20	15	10	10	30	5	10	100
Traffic Signal - Warranted Signal	20	20	20	20	0	10	10	100
Street Lighting	20	30	15	15	0	10	10	100
Vision Zero/Safety	20	40	10	5	5	10	10	100
Quiet Zone	20	15	15	30	0	10	10	100
Complete Street	20	20	20	15	5	10	10	100
Thoroughfare Expansion	20	15	20	20	5	10	10	100



Proposed Bond Technical Criteria



Previous questions

- Traffic Signals – can you look at signals in the CBD as Citywide projects vs. council specific?
 - Signals on Arterials are considered Citywide projects.



Proposed Bond Technical Criteria



Flood Protection and Storm Drainage Proposition



Proposed Bond Technical Criteria - DWU



Flood Protection and Storm Drainage Category

Category	Frequency of Flooding	Depth of Flooding	Depth x Velocity	No. of Structures	Ratio of project Costs Per Protected Structure.	Type/ Effects of Flooding	Depth of 100-yr Flood	Ratio of Bank Distance to Structure/ Depth of Creek	Rate of Bank Loss	Ratio of Cost/ # Structures Protected	Type of Threat
Flood Management	25	30		3x# of Structure	10						
Storm Drainage Relief	25			3x# of Structure	10	20	30				
Erosion Control								40	40	20	15

*Raw score to be normalized to 80-point scale consistent with participating Bond departments



Proposed Bond Technical Criteria



Previous questions

- Is 100-yr storm still appropriate?
 - Yes – how a 100-year storm is defined is updated periodically.
- Erosion control – Erosion control projects are funded through bond funds based on a previously approved Council Resolution.



Proposed Bond Technical Criteria



Critical Facilities Propositions – New Build, Replacement, and Rehabilitation



Proposed Bond Technical Criteria – BCM

Technical Criteria for New, Replacement and Rehabilitation



Criteria No.	Technical Criteria	Description	Max Score
1	Community & Stakeholder Support	Request from Community band 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



Previous questions

- Evaluating for surplus buildings?
 - Buildings are evaluated based on the condition and other technical criteria. The buildings surplus status is not a consideration.



Proposed Bond Technical Criteria



Critical Facilities Proposition – Major Maintenance



Proposed Bond Technical Criteria – BSD



Major Maintenance Criteria Description

Criteria		Max Score
No.	Technical Criteria	
1	Priority Level Based on Building Condition	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 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



Proposed Bond Technical Criteria



Parks Proposition



Proposed Bond Technical Criteria – Parks



Parks Department Criteria

Criteria No.	Technical Criteria	Max Score
Technical Criteria	The technical criteria is used to help prioritize projects within the same category only. (Parks, Trails, Site Development, Playgrounds, Aquatics, Service Centers, Recreation Centers, Amenities, Land Acquisition, etc.)	50
Optional Criteria	Criteria Based on Council and Citizen Driven Priorities	25
Equity Score	Social Vulnerability, Park Access and/or Park Investment	25
Total Possible Score		100



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

*Cost Estimates include an annual 5% cost escalation.

** DFR = \$290,682,737 and DPD = \$487,098,412.





Past Bond - Allocations

Proposition	2003	2006	2012	2017	Grand Total
Streets & Transportation	\$266,860,000	\$390,420,000	\$260,625,000	\$533,981,000	\$1,451,886,000
Flood & Drainage	\$16,435,000	\$334,215,000	\$326,375,000	\$48,750,000	\$725,775,000
Parks	\$100,520,000	\$343,230,000		\$261,807,000	\$705,557,000
Economic Development	\$9,200,000	\$70,680,000	\$55,000,000	\$41,300,000	\$176,180,000
Public Safety	\$43,220,000	\$63,625,000		\$32,081,000	\$138,926,000
Library Facilities	\$55,525,000	\$46,200,000		\$15,589,000	\$117,314,000
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
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
Grand Total	\$579,280,000	\$1,353,420,000	\$642,000,000	\$1,050,000,000	\$3,624,700,000



Proposed Bond - Allocations



Proposition	From Needs Inventory	Previously Presented to Council	Average Council Input
Streets	\$3,439,750,645	\$485,000,000	\$372,500,000
Transportation	\$2,208,267,337	\$50,000,000	\$46,250,000
Park & Recreation	\$2,834,979,024	\$125,000,000	\$156,250,000
Flood Management, Storm Drainage and Erosion Control	\$2,470,803,500	\$35,000,000	\$62,500,000
Housing Infrastructure		\$125,000,000	\$156,250,000
Library Facilities	\$83,780,700	\$15,000,000	\$21,500,000
Cultural and Performing Arts Facilities	\$120,837,456	\$15,000,000	\$40,000,000
Public Safety Facilities	\$727,781,149	\$25,000,000	\$57,500,000
City Facilities	\$241,153,704	\$25,000,000	\$27,500,000
Economic Development		\$100,000,000	\$52,500,000
Homeless Assistance Facilities			\$7,500,000
Police Training Facility			\$0
Fire Training Facility			\$0
Fair Park			\$0
Information Technology			\$7,500,000
Court Facilities	\$107,638,793		
Total	\$12,234,992,308	\$1,000,000,000	\$1,007,750,000



Next Steps



Month/Year	Tasks
June 2022 - June 2023 (in-progress)	<ul style="list-style-type: none"> Finalize the Technical Criteria, Complete and Present City Needs Inventory, Meetings with council districts, 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 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 on technical criteria. Begin monthly public outreach campaign.
May - September 2023	2024 Community Bond Task Force meetings (May, June & August) Capital Bond Program – Townhall Meetings (September)



Next Steps



Month/Year	Tasks
September 2023	Budget & Management Services, Finalizes themes and bonding capacity.
Sept./Oct. 2023	Finalize City Needs Inventory Briefing & Briefing for Council to 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	CBTF finalizes list of Recommended Projects. Present Proposed Bond Program Themes and Financial Capacity to City Council.
December 2023	City Council briefing by City Manager and CBTF Chair of Draft Proposed 2024 Bond Program. Public Hearing to receive comments regarding the 2024 Bond Program
January 2024	Public Hearing to receive comments regarding the 2024 Bond Program (if needed). City Council Briefing of recommended Bond Program.
January 2024	City Council finalizes bond program and calls the election for May 2024. <small>For a May 4, 2024, Election, 90-days before would be February 3, 2024. Council Meeting Prior to February 3, 2024, is January 24, 2024</small>
May 2024	Bond Election.



Next Steps



- **Previous question:**
- Why not a November 2024 Bond Program?
 - Higher cost of election due to Presidential election and higher number of entities (Dallas County and others) that participate in November elections.
 - Increasing construction costs.
 - In the past 3 years, TxDOT's Concrete (Item 360) has increase 17%.
 - Public Works recent increased unit prices.





Questions/Discussion



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