

Memorandum



DATE October 14, 2016

CITY OF DALLAS

TO Honorable Members of the Arts, Culture, & Libraries Committee: Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice-Chair), Deputy Mayor Pro Tem Erik Wilson, Carolyn King Arnold, Jennifer S. Gates, Scott Griggs

SUBJECT **Cultural Facilities: Capital Needs Inventory and Priorities**

On October 17, 2016, the Arts, Culture, and Libraries Committee will be briefed on the capital needs inventory and priorities of cultural facilities in the city of Dallas. The briefing materials are attached for your review.

Please contact me if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Cultural Facilities:



Office of Cultural Affairs
CITY OF DALLAS

Capital Needs Inventory and Priorities

Arts, Culture and Libraries Committee
October 17, 2016



Purpose

- To provide an overview of the buildings managed through the Office of Cultural Affairs
- To provide an update on the status of cultural facility projects in the 2006 bond program
- To review capital needs and 2017 bond program priorities

Cultural Facilities Overview



- **20** city-owned facilities managed by Office of Cultural Affairs (OCA)—more than 1.5 million sq. ft. dedicated to arts and cultural functions
 - 13 managed through private/public partnerships with non-profit cultural organizations—some facilities have more than one building
 - 7 Cultural Centers operated by OCA

Cultural Facilities Overview



Partner-Managed Facilities

- African American Museum
- Annette Strauss Square
- The Black Academy of Arts and Letters
- Dallas Black Dance Theater
- Dallas Heritage Village
- Dallas Museum of Art
- Hall of State
- Kalita Humphreys Theater
- Music Hall
- Nature Building of the Perot Museum of Nature & Science
- Sammons Center for the Arts
- Wily Theatre
- Winspear Opera House

Cultural Facilities Overview

Cultural Centers

- Bath House Cultural Center
- Latino Cultural Center
- Oak Cliff Cultural Center
- South Dallas Cultural Center
 - Coordinates programming for **Juanita Craft Civil Rights House**

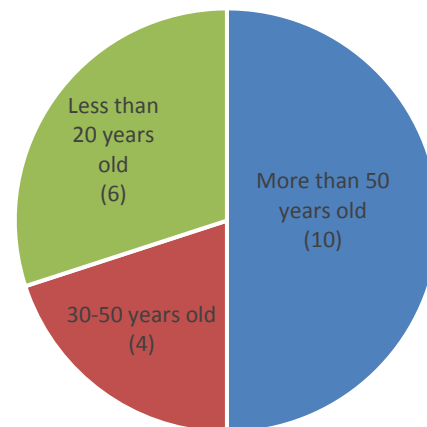
Cultural Venues

- Dallas City Performance Hall
- Majestic Theatre
- Meyerson Symphony Center

Cultural Facilities Overview

- Aging infrastructure with historical and architectural significance which requires continuous attention:
 - Maintenance, repair and/or update of facility systems: structure, elevators, roofing, mechanical/electrical, building envelope
 - Optimization of facility performance through building controls, automation and energy efficiency measures
 - Update of communications and network systems

Ages of OCA Facilities



Status of 2006 Bond Program Projects

African American Museum - Exterior Door*	Major Maintenance	Completed
African American Museum @ Fair Park - Repair water infiltration	Major Maintenance	Completed
African American Museum @ Fair Park - Replace HVAC	Major Maintenance	Completed
African American Museum @ Fair Park - Roof Replacement	Roof Replacement	Completed
Asian American Cultural Center	Category: Study	Completed
City Performance Hall	Cultural Arts Facilities	Completed
Dallas Heritage Village – Renovation (various projects)	Renovation	Completed
Dallas Heritage Village (Old City Park) - Security and fire alarm system	Major Maintenance	Completed
Dallas Museum of Art - Design Fire alarm system	Major Maintenance	Completed
Dallas Museum of Art - Repair paving@Sculpture Garden	Major Maintenance	Design
Dallas Museum of Natural History @ Fair Park - Replace HVAC	Major Maintenance	Completed
Dallas Museum of Natural History @ Fair Park - Roof Replacement	Roof Replacement	Completed
Dallas Museum of Natural History @ Fair Park - Waterproofing	Major Maintenance	Completed
Dallas Theater Center – Boiler*	Major Maintenance	Completed
Dallas Theater Center - Catwalk and Grid Study at Kalita Humphrey	Category: Study	Completed
Dallas Theater Center - Master Plan	Master Plan	Completed
Dallas Theater Center - Replace HVAC	Major Maintenance	Completed
Hall of State @ Fair Park - Renovate building/repair damage/chillers	Major Maintenance	Completed
Latino Cultural Center - Phase II - Design	Cultural Arts Facilities	Reinitiating
Latino Cultural Center - Phase II - Priority 1 - Black Box Theater	Cultural Arts Facilities	Reinitiating
Latino Cultural Center Repairs*	Major Maintenance	Completed
Majestic Theater Center – Replaced chillers	Major Maintenance	Completed
Majestic Theater Center - Roof Replacement	Roof Replacement	Completed
Morton H. Meyerson – Energy Management*	Energy Management	Completed
Morton H. Meyerson – Exterior Envelope*	Major Maintenance	Completed
Morton H. Meyerson Symphony Center - Extend existing stage	Renovation	Reprogrammed
South Dallas Cultural Center - Roof Replacement	Roof Replacement	Completed
Women's Museum - Water infiltration*	Major Maintenance	Completed

*Projects created from re-programmed savings

Current Priorities

Current priorities total:	\$27.55 M
• Major Maintenance	\$23.15 M
• New Construction	\$ 4.4 M

Prior funding levels

- 2003 Bond Program \$31.2 M
- 2006 Bond Program \$60.8 M
- 2012 Bond Program did not include OCA facilities

Additional information will be forthcoming in the EBS city-wide facility needs survey currently underway

2017 Needs Inventory – Major Maintenance priorities

Bath House Cultural Center



Basement, restroom, and ADA improvements

\$250,000

Dallas Black Dance Theatre



Exterior restoration

\$900,000

Window repair and water seepage remediation

Dallas Heritage Village



Refurbishment and renovation of historic houses, including roofing and security improvements

\$250,000

2017 Needs Inventory – Major Maintenance priorities

Dallas Museum of Art

\$8,000,000



Elevator upgrades and repairs

Lighting and signage for visitor safety and access

Fire system suppression upgrades

Security system

Mechanical systems repairs for shipping docks

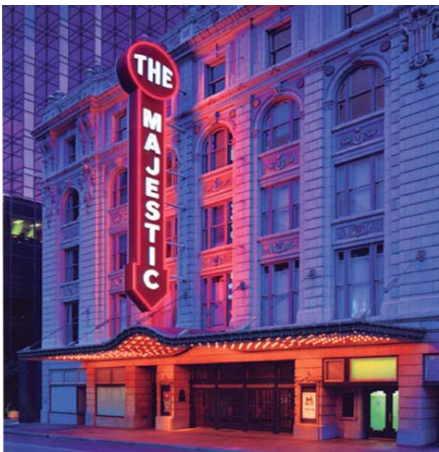
Building drainage / foundation / perimeter repair and waterproofing

Exterior door crash bar installation and gasket repairs to resolve temperature, wind and moisture control issues

2017 Needs Inventory – Major Maintenance priorities

Kalita Humphreys Theater	Upgrades throughout facility, including carpet replacement, restroom renovation, fire alarm system to allow monitoring of fire panel	\$500,000
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Majestic Theater	Exterior façade failing; requires restoration and waterproofing; signage repairs	\$4,000,000
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Fire alarm upgrades, replace fire curtain

Carpet replacement throughout venue (last done in the 1970's), theater and pre-function area ceiling restoration, and 5th floor renovation, including electrical and lighting

Replace theatrical lighting and cyclorama and upgrade electrical system and A/V systems throughout venue

HVAC Systems replacement new design and building automation controls

Repair sanitary sewer line

2017 Needs Inventory – Major Maintenance priorities

Meyerson Symphony	Elevator modernization Replace roof and window wall water infiltration improvements Lighting controls and sound system upgrades Security improvements	\$7,000,000
Sammons Center	Façade water infiltration repairs (Match with \$2M private funds)	\$2,000,000
South Dallas Cultural Center	Erosion control at Robert E. Cullum entrance; repave and re- landscape Upgrade building security and fire systems, including security cameras and improved exterior lighting	\$250,000



2017 Needs Inventory – New Priorities

These priorities include projects that leverage private fundraising, have funds already committed, have land (where applicable), and/or prior bond funds remain:


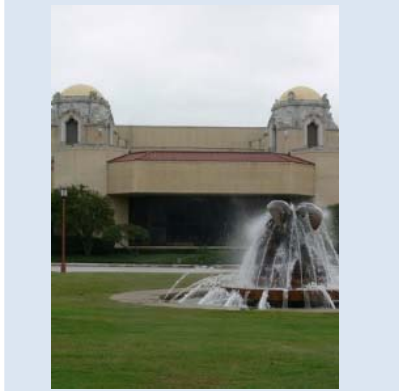
Community Cultural Master Plan	Conduct master planning for cultural facilities and update cultural policy since prior Facilities Master Plan completed in 2001	\$400,000
Latino Cultural Center phase 2	Construction of arts education center, black box theater, classrooms for dance, music, visual and multi-disciplinary art, support spaces, pedestrian mall walkway and parking reconfiguration Expansion of pre-function area to auditorium Initial funding included in 2006 bond program; additional funding required due to escalation cost and additional expansion scope	\$3,500,000



2017 Needs Inventory – New Priorities

Sammons Center for the Arts- Sammons II	Master planning for design and construction of Sammons II, a 50,000 sq. ft. arts incubator, spaces to include offices, rehearsal space, conference center, multipurpose space, and possibly a black box.	\$500,000
Asian American Cultural Center	Refine master plan completed in 2011 with 2006 bond funds Community organization established with fundraising just begun	TBD

Fair Park Cultural Buildings – Not Currently on OCA Priorities List

African American Museum	Resolve water intrusion; repair interior finishes; flush condenser water system; complete mechanical and electrical repairs	\$1,800,000
Hall of State 	Repair or replace exterior doors and windows; other architectural interior and exterior repairs; repair sump pump; other plumbing repairs; address dehumidification issues; replace heaters and other mechanical repairs; electrical repairs Exterior wall and plaza restoration; exterior drainage and lighting	\$10,500,000
Music Hall at Fair Park 	Elevator modernization throughout Repair interior and exterior architectural finishes HVAC – new air handling system and condensing unit All exterior and interior lighting, including dimmer system and stage lighting Replace electrical system throughout, including security upgrades Foundation repairs Lobby renovation	\$14,600,000
Nature Building of the Perot Museum of Nature and Science	Renovation of public spaces Repair windows to prevent further water infiltration; replace water heater and sump pump; replace HVAC equipment; clean and repair equipment; electrical repairs	\$4,900,000

Questions

Appendix

- 2006 Bond Program—Cultural Arts Facilities
- Cultural Policy regarding facilities

2006 Bond Program

<i>Project ID</i>	<i>Project Name</i>	<i>Description</i>	<i>Council District</i>	<i>O And M</i>	<i>Estimate</i>
Proposition 5 Cultural Arts Facilities					
<i>Cultural Arts Facilities</i>					
PB170885	City Performance Hall	Design and construction of a 41,000 sq. ft. city performance space for small and mid-sized organizations in the Arts District located near the intersection of Flora and Jack Evans.	OW	\$405,835	\$38,235,104
PB174003	Latino Cultural Center - Phase II - Design	Design services for the Latino Cultural Center - Phase II	OW	\$0	\$957,225
PB174118	Latino Cultural Center - Phase II - Priority 1 - Black Box Theater	Construction of a Black Box Theater at the Latino Cultural Center. Priority 1 of Phase II. Total of 3,500 sq. ft. which includes dressing rooms, storage and toilets. City Participation at \$1,884,718, private participation at \$1,123,144.	OW	\$54,399	\$2,807,880
<i>Summary for 'Category' = Cultural Arts Facilities (3 detail records)</i>					
Sum				\$460,234	\$42,000,189
<i>Major Maintenance</i>					
OCA080002	African American Museum @ Fair Park - Repair water infiltration	Investigate and repair water infiltration	OW	\$0	\$520,000
OCA080001	African American Museum @ Fair Park - Replace HVAC	Replace HVAC system with four pipe chilled water system for humidity control	OW	\$0	\$1,100,000
OCA080032	Dallas Heritage Village (Old City Park) - Security and fire alarm system	Install new security & fire alarm system	OW	\$0	\$225,000
OCA080004	Dallas Museum of Art - Design Fire alarm system	Phase One - Professional fees for the design of a fire alarm system	OW	\$0	\$400,000
OCA080008	Dallas Museum of Art - Repair paving@Sculpture Garden	Repair courtyard; repair leaks in the water wall canals	OW	\$0	\$2,000,000
OCA080009	Dallas Museum of Natural History @ Fair Park - Replace HVAC	Replace HVAC & Controls; Ceiling work	CW	\$0	\$450,000
OCA080011	Dallas Museum of Natural History @ Fair Park - Waterproofing	Waterproofing	CW	\$0	\$1,500,000
OCA080016	Dallas Theater Center - Replace HVAC	Replace HVAC in theater, replace boiler, pumps & controls	OW	\$0	\$900,000

2006 Bond Program

<i>Project ID</i>	<i>Project Name</i>	<i>Description</i>	<i>Council District</i>	<i>O And M</i>	<i>Estimate</i>
Proposition 5 Cultural Arts Facilities					
<i>Major Maintenance</i>					
OCA080018	Hall of State @ Fair Park - Renovate building/repair damage chillers	Complete building renovation/repair of flood damage to basement, including 1/3 of floor slab; replace chillers / add four pipe chilled water system for humidity control	OW	\$0	\$7,485,000
OCA080024	Majestic Theater Center - Replace boiler	Replace boiler, pumps and controls	OW	\$0	\$800,000
<i>Summary for 'Category' = Major Maintenance (10 detail records)</i>					
Sum				\$0	\$15,380,000
<i>Master Plan</i>					
OCA080015	Dallas Theater Center - Master Plan	Master plan for future site and building reuse	OW	\$0	\$340,000
<i>Summary for 'Category' = Master Plan (1 detail record)</i>					
Sum				\$0	\$340,000
<i>Renovation</i>					
PB16447	Dallas Heritage Village (Old City Park)	Assess condition of all the historic buildings and building components, and develop an improvement plan.	OW	\$0	\$100,000
OCA080028	Morton H. Meyerson Symphony Center - Extend existing stage	Extend existing stage in Performance Hall	CW	\$0	\$1,400,000
<i>Summary for 'Category' = Renovation (2 detail records)</i>					
Sum				\$0	\$1,500,000
<i>Roof Replacement</i>					
OCA080003	African American Museum @ Fair Park - Roof Replacement	Roof Replacement	CW	\$0	\$360,000
OCA080010	Dallas Museum of Natural History @ Fair Park - Roof Replacement	Roof Replacement	CW	\$0	\$200,000
OCA080021	Majestic Theater Center - Roof Replacement	Roof Replacement	CW	\$0	\$454,000
OCA081000	South Dallas Cultural Center - Roof Replacement	Roof Replacement	CW	\$0	\$223,000

2006 Bond Program

<i>Project ID</i>	<i>Project Name</i>	<i>Description</i>	<i>Council District</i>	<i>O And M</i>	<i>Estimate</i>
Proposition 5 Cultural Arts Facilities					
<i>Roof Replacement</i>					
<i>Summary for 'Category' = Roof Replacement (4 detail records)</i>					
Sum				\$0	\$1,237,000
<i>Study</i>					
PB174089	Asian American Cultural Center	Masterplanning, programming, and conceptual design of an Asian American Cultural Center to possibly include rehearsal spaces, galleries, classrooms and black box theater.	OW	\$0	\$350,000
OCA080014	Dallas Theater Center - Catwalk and Grid Study at Kalita Humphrey	Catwalk/ Grid Structural study	OW	\$0	\$50,000
<i>Summary for 'Category' = Study (2 detail records)</i>					
Sum				\$0	\$400,000
<i>Summary for 'Program' = Cultural Arts Facilities (22 detail records)</i>					
Sum				\$460,234	\$60,857,189

Cultural Policy

Cultural Policy regarding Facility Development

- Public/Private Cost Sharing Program:

Facilities developed under this program will be constructed, owned and maintained by the City and **managed by the arts organization** initiating the request

Acquisition of sites – 25% Private 75% Public

Construction Costs – 40% Private 60% Public

- Preparation of architectural plans and specifications
- Construction of building and parking
- Site improvement: access and landscaping
- Furniture and furnishings – less salvage