

# 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 **Dallas Public Libraries: Capital Needs Inventory and Priorities**

On October 17, 2016, the Art, Culture, and Libraries Committee will be briefed on the capital needs inventory and priorities of the Dallas Public Library system. 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

# Dallas Public Libraries



## CAPITAL NEEDS INVENTORY AND PRIORITIES

Arts, Culture, and Libraries Committee  
October 17, 2016



# Purpose



- To provide an overview of library facilities designed and constructed utilizing 2003 & 2006 bond funds
- To review priority projects that would complete the 2000-2010 Library Master Plan and address current major maintenance needs

# Library Master Plan Background



- Adopted to guide implementation of system improvements over a 10-year period
- Funded through the 1998 Bond Program
- City Council awarded the Master Plan contract to *The Hillier Group* on June 23, 1999
- City Council adopted Library Master Plan on April 11, 2001

# 2003 & 2006 Bond Program Background



The 2003 and 2006 Bond Programs included **\$101.5M** in funding for Library facilities.

2003 Bond Program included **\$55.5M**:

- Land Acquisitions=**\$0.6M**
- New Libraries and Renovation= **\$54.9M**

2006 Bond Program included **\$46M**:

- Land Acquisitions=**\$19.5M**
- New Libraries and Renovation=**\$23M**
- Major Maintenance=**\$3.5M**

# 2003 Bond Program Overview



All Library Facilities projects included in the 2003 Bond Program have been completed.

## New and replacement Library Facilities included:

- Arcadia Park
- Bachman Lake
- Grauwlyer Park
- Hampton-Illinois
- Lochwood
- Pleasant Grove
- Prairie Creek
- Timberglen
- White Rock Hills (Land Acquisition)

# 2003 Bond Program Libraries



*Arcadia Park Branch Library*



*Grauwiler Park Branch Library*



*Bachman Lake Branch Library*



*Hampton-Illinois Branch Library*

# 2003 Bond Program Libraries



*Lochwood Branch Library*



*Prairie Creek Branch Library*



*Pleasant Grove Branch Library*



*Timberglen Branch Library*



# 2006 Bond Program Overview



## *New Library Facilities included in 2006 Bond Program:*

### **Design and Construction funding for:**

- **White Rock Hills**  
(completed)
- **Polk-Wisdom Renovation**  
(completed)
- **Fretz Park Renovation**  
(completed)

### **Design funding for:**

- **Highland Hills**  
(construction completed and funded through 2006 Bond savings)

### **Land Acquisition funding for:**

- ✓ **Forest Green**
- ✓ **Highland Hills**
- ✓ **North Oak Cliff**
- ✓ **Park Forest**
- ✓ **Preston Royal**
- ✓ **Vickery Meadow**

# 2006 Bond Program Completed Libraries



*White Rock Hills Branch Library*



*Polk-Wisdom Branch Library*



Photograph by Letitia Huckaby

*Highland Hills Branch Library*

*(construction funded through 2006 Bond Savings)*



*Fretz Park Branch Library*

# 2006 Bond Program Libraries



## **Land Acquisition completed:**

- **Forest Green**
- **Highland Hills (construction complete)**
- **North Oak Cliff**
- **Park Forest**
- **Preston Royal**
- **Vickery Meadow**

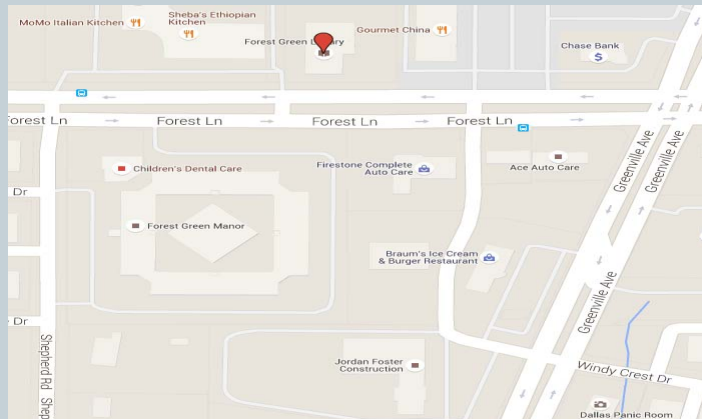
## **Savings from Land Acquisitions funded design for:**

- **Forest Green**
- **North Oak Cliff**
- **Park Forest**
- **Preston Royal**

# 2006 Bond Program Libraries

## Forest Green Branch Library

9015 Forest Lane



Location map

New Site Address  
**-9619 Greenville Avenue-**

Land Acquisition	\$1,735,029
Demo	\$0
Design	\$312,882
Testing	\$19,141
City Forces	\$39,208

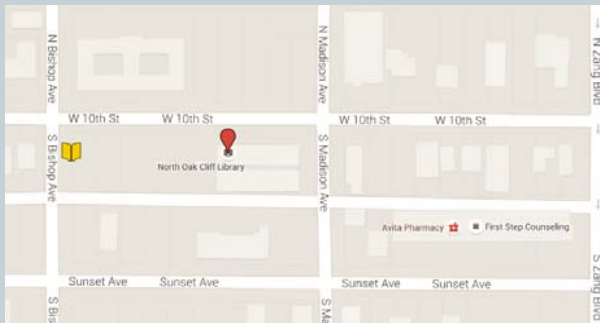
**Total Expenditure \$2,106,260**



# 2006 Bond Program Libraries

## North Oak Cliff Branch Library

302 West 10<sup>th</sup> Street



Location map

Adjacent to Existing  
**-334/338 W. Tenth St.-**

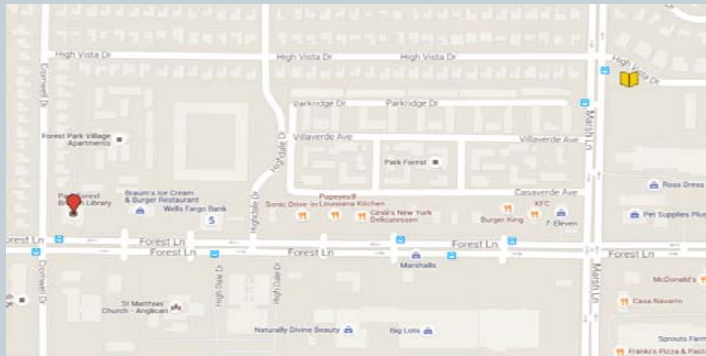
Land Acquisition	\$491,270
Demo	\$41,084
Design	\$348,113
Testing	\$32,867
City Forces	\$32,863
<b>Total Expenditure</b>	<b>\$946,197</b>



# 2006 Bond Program Libraries

## Park Forest Branch Library

3421 Forest Lane



Location map

New Site Address  
**-3728 High Vista Drive-**

Land Acquisition	\$810,776
Demo	\$0.00
Design	\$324,193
Testing	\$13,997
City Forces	\$52,365

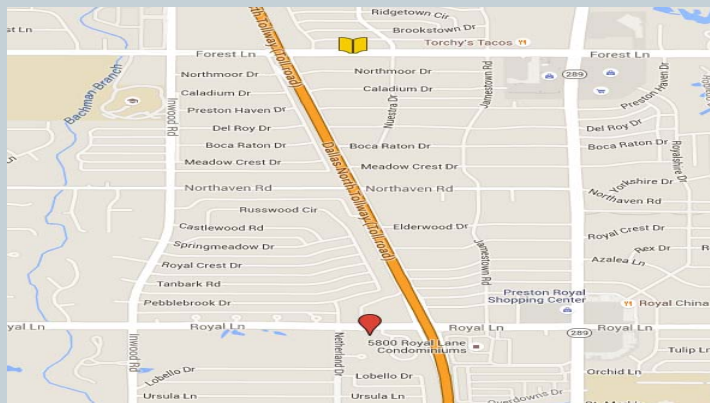
**Total Expenditure \$1,201,331**



# 2006 Bond Program Libraries

## Preston Royal Branch Library

5626 Royal Lane



Location map

New Site Address  
**-5639 Forest Lane-**

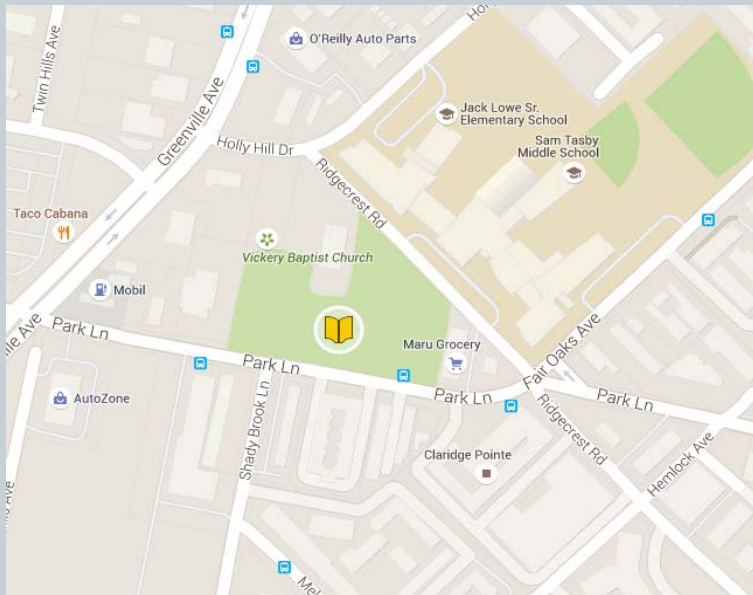
Land Acquisition	\$2,670,914
Demo	\$76,610
Design	\$359,631
Testing	\$21,173
City Forces	\$94,627

**Total Expenditure \$3,222,955**



# 2006 Bond Program Libraries

## Vickery Meadow Branch Library



Location map

New Site Address  
**-8255 Park Lane-**

Land Acquisition	\$3,409,397
Demo	\$693,777
Design	\$0.00
Testing	\$94,741
City Forces	\$84,902
<b>Total Expenditure</b>	<b>\$4,282,817</b>



# Library Facilities and Bond Priorities



**Estimated cost to complete all five locations and the Library Master Plan is \$43m**

## **New Branch Location:**

- ❑ **Vickery Meadow Branch Library- *New Design & Construction***

## **Replacement Branch Locations:**

- ❑ **Forest Green Branch Library- *Original Construction: 1976***
- ❑ **Preston Royal Branch Library- *Original Construction: 1964***
- ❑ **Park Forest Branch Library- *Original Construction: 1971***
- ❑ **North Oak Cliff Branch Library- *Original Construction: 1987***

# Current Major Maintenance Needs



- **Central Library**
  - Replace window treatment for sun control and energy efficiency
- **Renovation of 8 Branch Libraries**
  - Kleberg-Rylie, Lakewood, MLK, Mountain Creek, Oak Lawn, Renner Frankford, Skillman Southwestern, Skyline
- **Public Restroom Upgrades at 12 Branch Libraries**
  - Forest Green, Kleberg-Rylie, Lakewood, MLK, Mountain Creek, North Oak Cliff, Oak Lawn, Park Forest, Preston Royal, Renner Frankford, Skillman Southwestern, Skyline

# Questions



# Appendix



# 2003 Bond Program Overview



Branch	Project Type	Amount	Status
Arcadia Park	New Construction	\$4,850,777	Completed
Timberglen	New Construction	\$6,126,083	Completed
Grauwyler Park (West Love Field)	New Construction	\$4,796,871	Completed
Prairie Creek	New Construction	\$6,663,221	Completed
Lochwood (Casa View)	Replacement	\$7,000,874	Completed
Hampton Illinois	Replacement	\$6,100,874	Completed
Pleasant Grove	Replacement	\$6,126,083	Completed
Bachman Lake (Walnut Hill)	Replacement	\$8,013,832	Completed
White Rock Hills	Site Acquisition	\$600,000	Completed
Central Library - Building Exterior	Major Maintenance	\$5,246,672	Completed

Amounts shown represent Bond Sale total

# 2006 Bond Program Overview



Branch	Project Type	Amount	Status
Forest Green	Site Acquisition	\$3,088,646	Completed
Highland Hills	Site Acquisition	\$350,983	Completed
North Oak Cliff	Site Acquisition	\$510,520	Completed
Park Forest	Site Acquisition	\$5,003,607	Completed
Preston Royal	Site Acquisition	\$5,000,000	Completed
Vickery Meadow	Site Acquisition	\$5,615,720	Completed
Highland Hills	New Construction	\$7,062,986	Completed
Fretz Park	Renovation	\$6,058,762	Completed
Polk Wisdom	Renovation	\$4,440,434	Completed
White Rock Hills	New Construction	\$8,035,998	Completed
Renner Frankford	Lighting	\$12,700	Reprogrammed
Central Library - Downtown Branch	Renovation	\$2,200,000	Reprogrammed
Central Library - 2 <sup>nd</sup> & 6 <sup>th</sup> Floor	Renovation	\$1,687,500	2 <sup>nd</sup> Floor Completed