

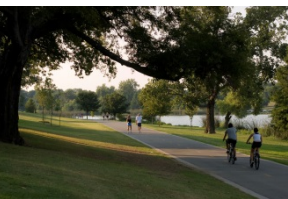
# Bond Program Briefing: No. 3

## Options and Partnership Matching Funds

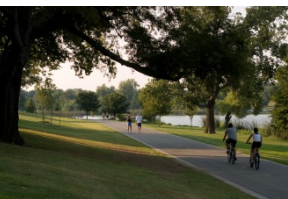
Park and Recreation Board  
September 1, 2016

# Agenda for Briefing

- Introduction
- 2003 and 2006 Bond Programs
- Needs Inventory by Tiers
- Preliminary Options/Order of Magnitude of Park and Recreation Bond Program
- Fair Park Potential Bond Proposition
- Partnership Matching Funds
- Next Steps



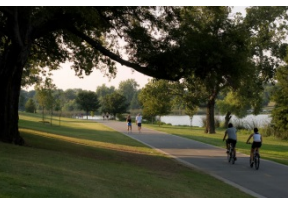
# Introduction



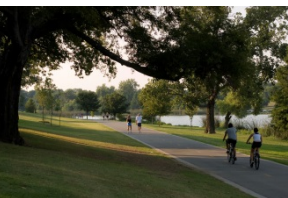
- Park and Recreation provides an economic impact to the City and improves the quality of life for its citizens
  - Health; Environmental; Leisure and Educational Activities
- The Park and Recreation Department (PARC) currently has a total of **\$2.27B in needs**
- PARC last received bond funds 10 years ago
  - Typically there are bond programs every 4 years
- If PARC received \$150M in bond funds every 4 years it would take over 15 bond programs or **61 years** to complete the current needs, and further needs would accumulate during that timeframe

# Introduction - continued

- PARD staff proposes that the 2017 Bond Program for Park and Recreation focuses on:
  - Neighborhood and Community Parks:
    - Repairing what's broken
    - Replacement of obsolete items
    - Improving services for the public
  - Recreation Centers
  - Implementing the Aquatics Master Plan, Phase 2
  - Maximizing private/grant match dollar contributions to the City

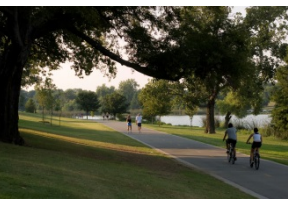


# Previous Bond Programs



2003 Bond Program	Examples of Projects	Total: \$100,520,000
Park and Recreation – Proposition 2: Neighborhood and Community Park, Playground and Recreation Facilities	Park site improvements; master plans; accessibility and code; land acquisition; recreation centers, etc.	\$ 57,290,000
Park and Recreation – Proposition 11: Major and Citywide Park and Recreation Facilities	Arboretum, Zoo, Fair Park, downtown parks, Bahama Beach, land acquisition, Dealey Plaza, Elm Fork Athletic Complex, grant matching funds, etc.	\$ 43,230,000
2006 Bond Program	Examples of Projects	Total: \$343,330,481
Council District Projects	Recreation Center renovations / expansions / major maintenance; pavilions; creek bank stabilization; baseball fields; parking; etc.	\$ 108,404,587
City wide Projects	Athletic field lighting; land acquisition; neighborhood match funding; soccer complex, tennis center; park signage, etc.	\$ 53,204,710
Signature Parks	Arboretum, Zoo, Fair Park, land acquisition, White Rock Lake, Woodall Rodgers Deck Plaza (KWP), etc.	\$ 181,721,184

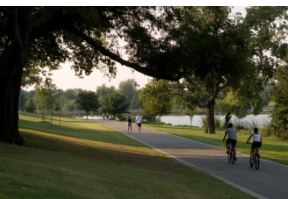
# Current Needs Inventory by Tiers



Tier	Description	Amount
1	Fix what is broken*	\$ 587,310,065
2	Fill in gaps in services	\$1,551,324,720
3	New trends	\$ 130,445,000
	<b>Total:</b>	<b>\$2,269,079,785</b>

\* The Facility Condition Assessment for Recreation Centers has not been completed yet, so this amount does not reflect this information

# Preliminary Options for Park and Recreation

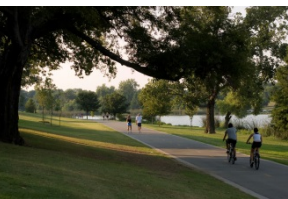


Items	Option A - \$150M	Option B - \$200M	Option C - \$250M	Option D - \$325M (Option C plus all match funding)
<b>Park Projects</b> - Playgrounds - Pavilions - Loops Trails, etc.	\$50M	\$60M	\$75M	\$75M
<b>Recreation Centers</b>	\$25M	\$40M	\$50M	\$50M
<b>Park system wide:</b> - Aquatics / Spraygrounds - Linear Trails - Code/ADA	\$30M	\$40M (Adds Signature Parks)	\$50M (Adds Signature Parks, Land Acquisition and Athletic Complexes)	\$50M (Adds Signature Parks, Land Acquisition and Athletic Complexes)
<b>Match Funds</b>	\$45M	\$60M	\$75M	\$150M

# Descriptions of Options

## Park Projects:

- Playgrounds
- Loop trails
- Connecting trails
- Park furnishings
- Picnic pavilions
- Historic preservation
- Electrical / Security lights
- Park ID signs
- Pedestrian bridges
- Erosion control
- Drainage improvements
- Soccer, football, baseball, and softball fields; skate parks; tennis courts, etc.





# Descriptions of Options

## Recreation Centers\*:

- Major Maintenance:
  - HVAC replacements
  - Roof replacements
  - Gym floor replacements
  - Structural repairs
  - Replacement of finishes
- Renovations
- Expansions
  - Gymnasiums
  - Multi-purpose rooms
- New Recreation Centers / Replacements



\* Description of Recreation Center needs categories in Appendix

# Descriptions of Options

## Park system wide:

- Aquatics Master Plan Implementation
- Linear Trails
- ADA / Code
  - ADA Parking / Access
  - Code required modifications not included in individual project funding

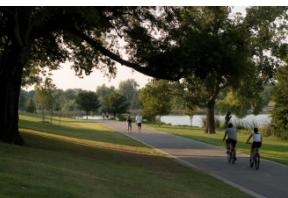


## Signature Parks (not including those with match funding):

- White Rock Lake
- Kiest Park
- Crawford Park
- Turtle Creek Lake Greenbelt

## Match Funding:

- Projects to be determined at later date



# Fair Park Proposition



Items	City Bond	Private Match
Tier 1 – Addresses Safety / Code / ADA	\$ 31M	-
Tier 2 – Addresses major maintenance	\$ 44M	-
Tier 3 – Addresses customer retention	-	\$ 25M
Tier 4 – Addresses enhancements to customer experience	-	\$ 25M
<b>Total:</b>	<b>\$ 75M</b>	<b>\$ 50M</b>

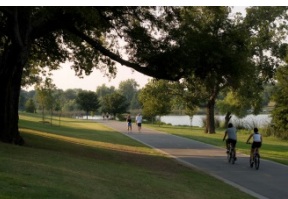


# Partnership Matching Funds

The following partnership groups have committed to raise matching funds, or have already raised funds:

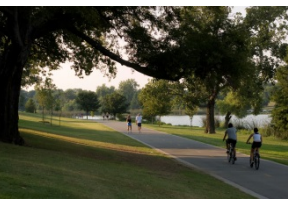
Organization / Project	Private Commitment	City Funds Requested	Current Status of Fundraising
Dallas Arboretum	\$6.6M	\$2.2M	Fundraising in progress, with \$375K raised to date. Since the 2006 BP to date, the Arboretum has contributed \$66M in projects and financed \$30M for a parking garage
Dallas Midtown Park Foundation (Midtown Commons)	\$15M	\$15M	Foundation commissioned visioning study. Commitment to raise matching funds if bond funds approved
Dallas Zoo	\$12.5M	\$12.5M	Commitment to raise matching funds if bond funds approved. Dallas Zoo has contributed \$21M in projects since 2006 BP and anticipates raising more than the private \$12.5M match after 2017 BP

# Partnership Matching Funds



Organization / Project	Private Commitment	City Funds Requested	Current Status of Fundraising
Circuit Trail Conservancy	\$23M (\$10M private, \$8M COG and \$5M County)	\$20M	Fundraising in progress. Have \$4M in letters of intent; \$8M from COG; \$5M from County. Also committed to raising additional funds for endowment - \$13M
Elm Fork Greenbelt Trail and Nature Center	\$2M	\$4.1M	The Boone Family Foundation is willing to commit \$2,000,000. Possible TP&WD and Dallas County grants
Ferguson Road Initiative (FRI) (White Rock Hills Recreation Center)	\$30M	\$5M	FRI is pursuing funding opportunities. Hiring a development firm.
Friends of the Katy Trail	\$20M	\$10M	Fundraising in progress
Klyde Warren Park and Akard Sky Park	\$50M	\$40M (Park, TIF, Eco. Dev.)	Commitment to raise matching funds if bond funds approved

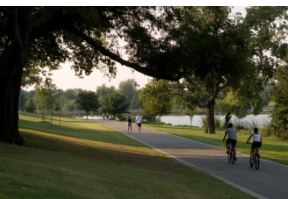
# Partnership Matching Funds - continued



Organization / Project	Private Commitment	City Funds Requested	Current Status of Fundraising
Northaven Trail Phase 1 (Valleydale Dr. over US Hwy 75 to White Rock Creek Trail, Cottonwood Trail and So Pac Trail)	\$7M	\$5M	County has committed \$7M, with \$5M match required from City. Construction plans are funded; plans to be completed in 2017
Parks for Downtown Dallas	\$35M	\$35M	<b>\$35M has already been raised.</b> Funding was already provided for design of Carpenter Plaza, Harwood Park and Pacific Plaza
Southern Gateway Public Green/Deck	\$40M + Private TBD	TBD (Park, Eco. Dev.)	\$40M committed by Regional Transportation Council for structure subject to funding of park from City/Private partnership (Phase 1). An additional \$93.6M needs to be raised
<b>Totals</b>	<b>\$241.1M</b>	<b>\$148.8M+</b>	

Note: In the event of future private fundraising for other neighborhood parks or potential grants, consider including an additional \$1.2M in City matching funds

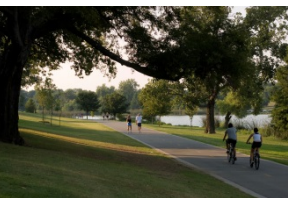
# Partnership Matching Funds – Fair Park



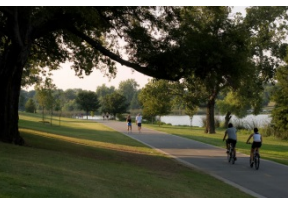
Organization / Project	Private Commitment	City Funds Requested	Current Status of Fundraising
Fair Park Texas Foundation (Fair Park)	\$50M	\$75M	If contract is approved, Foundation will proceed with fundraising
<b>Totals for Fair Park</b>	<b>\$50M</b>	<b>\$75M</b>	

# Next Steps

- Tentative Council briefings and public meetings:
  - Meetings with Park Board/Council Members to discuss priorities Aug.-Sept.
  - Bond financial capacity Sept. 7, 2016
  - Council Quality of Life Committee briefing on Park's Needs Inventory Sept. 26, 2016
  - Town hall meetings Oct. 2016
  - Financial capacity Nov. 2, 2016
  - Town hall meetings Jan. 2017
  - Updated bond program with propositions & funding amounts Jan. 4, 2017
  - Council amendments and finalization Feb. 1, 2017
  - Council finalizes bond program and calls the election for May Feb. 8, 2017
  - Bond election May 6, 2017



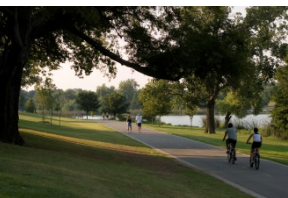




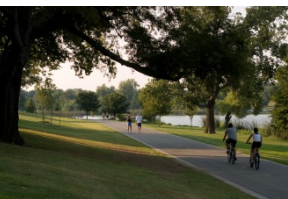
# Questions/Answers

# Appendix – Table of Contents

- Description of Recreation Center Needs Categories

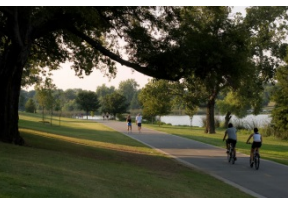


# Description of Recreation Center Needs



Category	Description
Major Maintenance	Replacement and/or repair of a system, such as HVAC equipment, roof replacement, structural repairs, replacement of lighting, code issues, etc
Major Maintenance – Priority Grading:	
<ul style="list-style-type: none"> <li>- Priority 1: Building system failure                             <ul style="list-style-type: none"> <li>- Currently critical - Immediate</li> </ul> </li> </ul>	The facility is closed or facing imminent closure, and closure impacts service delivery
<ul style="list-style-type: none"> <li>- Priority 2: High risk of building system failure / opportunities for reducing O&amp;M expenses                             <ul style="list-style-type: none"> <li>- Potentially critical - Year 1</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Probable, obsolete system, requires extreme O&amp;M</li> <li>- Code violation/update required with potential life safety concerns</li> <li>- Energy efficiency retrofits</li> </ul>
<ul style="list-style-type: none"> <li>- Priority 3: Moderate risk of building system failure                             <ul style="list-style-type: none"> <li>- Necessary/Not yet critical – Years 2-5</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Approaching end of useful life</li> </ul>

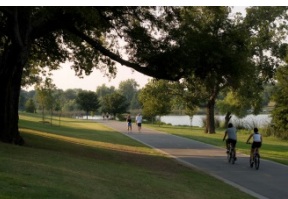
# Description of Recreation Center Needs - continued



Category	Description
Major Maintenance – Priority Grading - continued:	
- Priority 4: Recommended	Replacements/repairs needed in Years 6-10
- Priority 5: Long term requirements	Beyond 10 Years

Note: Day to day maintenance items are not bond program eligible (i.e. replacing filters, etc.)

# Description of Recreation Center Needs - continued



Category	Description
Replacement recreation center	Replace an existing recreation center with a new recreation center, either at the same location or another location
New recreation center	Construction of a new recreation center to serve a community that is currently not served, or a new center to service different programs not currently served
Renovations	Replacement of finishes, either exterior or interior; reconfiguration of spaces; ADA improvements