



# Bond Program Briefing: No. 2

## Needs Inventory, Revised Technical Criteria, and Partnership Matching Funds

Park and Recreation Board  
August 18, 2016

# Agenda for Briefing



- Needs Inventory
- Categories
- Citywide vs. Council District Projects
- Partnership Matching Funds
- Revised Technical Criteria
- Next Steps



# Needs Inventory

- The Needs Inventory is a detailed list of improvements for each park site and facility, including:
  - Renovations
  - Replacements
  - Expansions
  - Additions of new components
  - Land acquisitions
  - Master Plans
- Current total is \$2.34B for the Park and Recreation Department

# Needs Inventory



- Park and Recreation Department staff develops the Needs Inventory based on the following factors:
  - Input from citizens, Park and Recreation Board and City Council
  - Condition assessments of facilities
  - New facilities and improvements needed to meet the level of service standards from the 2016 Comprehensive Plan
  - Master Plan elements
  - Code/safety/security items





# Needs Inventory Categories

Category	Funding District	Amount in Needs Inventory
Aquatic Facilities	CW	\$ 40,450,000
Code Compliance	CW	\$ 29,725,000
Signature Parks: Arboretum	CW	\$ 45,540,000
Downtown Parks	CW	\$ 109,177,326
Signature Parks: Fair Park (Community Park at Fair Park*)	CW	\$ 236,988,808
Signature Parks: Zoo	CW	\$ 127,695,797
Environmental Conservation	CD & CW	\$ 90,912,376
Historic Restoration	CD & CW	\$ 11,208,767
Land Acquisition	CD & CW	\$ 303,741,381
Playgrounds	CD	\$ 14,312,891
Recreation Facilities – Indoor	CW	\$ 416,772,615
Recreation Facilities – Outdoor	CD & CW	\$ 259,150,610
Service Facilities	CW	\$ 16,978,966
Site Development	CD	\$ 452,590,750
Trail Development	CD & CW	\$ 186,309,157
<b>Total</b>		<b>\$2,344,235,444</b>

\*Community Park at Fair Park – Plan and funding determined by private donations

Notes: CD – Council District CW – City Wide

# Needs Inventory By Council (Funding) District



Council District	Amount in Needs Inventory
1	\$ 29,345,985
2	\$ 58,820,998
3	\$ 44,817,591
4	\$ 35,088,569
5	\$ 27,740,367
6	\$ 26,424,780
7	\$ 35,700,005
8	\$ 58,592,306
9	\$ 17,693,405
10	\$ 16,809,592
11	\$ 15,311,283
12	\$ 15,440,704
13	\$ 16,964,281
14	\$ 12,667,620
City Wide / Multiple Council Districts	<u>\$ 1,937,817,958</u>
<b>Total</b>	<b>\$2,344,235,444</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	Status of Fundraising
Dallas Arboretum	\$6.6M	\$2.2M	Fundraising in progress
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
Circuit Trail Conservancy	\$20M	\$20M	Fundraising in progress
Elm Fork Greenbelt Trail and Nature Center	\$2M	\$4.1M	Boone Family Foundation and possible TP&WD, Dallas County, grants



# Partnership Matching Funds - continued



Organization / Project	Private Commitment	City Funds Requested	Status of Fundraising
Fair Park Texas Foundation (Fair Park)	\$50M	\$75M	If contract is approved, Foundation - \$25M match 2 <sup>nd</sup> Bond Sale and another \$25M match 3 <sup>rd</sup> Bond Sale
Ferguson Road Initiative (FRI) (White Rock Hills Recreation Center)	\$30M	\$5M	FRI is pursuing funding opportunities
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
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



# Partnership Matching Funds - continued



Organization / Project	Private Commitment	City Funds Requested	Status of Fundraising
Parks for Downtown Dallas	\$35M	\$35M	\$35M has been raised
River Garden at Corinth Trinity Sump	\$40M	\$10M	Private non-profit pledge
Southern Gateway Public Green/Deck at I-35 and the Dallas Zoo	\$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>\$328.1M</b>	<b>\$233.8M</b>	



# Technical Criteria

- Previous briefings of the Technical Criteria for scoring projects:
  - Park and Recreation Board on April 21, 2016
  - City Council Quality of Life and Environment Committee on April 25, 2016
- Revisions were made to address Park and Recreation Board and Council comments
- Public Works completed the Building Criteria
- City Council approved Technical Criteria for all departments on June 1, 2016, which included revised Park Criteria



# Technical Criteria – Parks Revisions

#	Item	Description	Points
1	Leverage/Funding Match	Project that will leverage funds from other sources such as private donations and other agencies	<del>100</del> <b>80</b>
2	Revenue Generation	Project that will generate revenue for the City	40
3	Economic Stimulus/ Neighborhood Plus	Project that will increase adjacent property values; stimulate other development	<del>30</del> <b>40</b>
4	Safety/Code	Project will address safety concerns or resolve code and/or regulatory violations	40
5	Impact on O & M	Project will have impact on operating and maintenance costs. Project with no impact <b>or that reduces O&amp;M costs</b> is awarded points	25 - no impact, <b>or positive impact</b>
6	Existing Master Plan	Project has approved master plan	60
7	Prior Phase Complete	Project is a subsequent phase of another project or initiative	70
8	End of Service Life	Project will replace a facility that has reached its intended service life	50
9	Meet Level of Service Standards	Project will improve adopted level of service standards per 2016 Comprehensive Plan Update	<del>100</del> <b>80</b>
	<b>Subtotal Score</b>		<del>500</del> <b>460</b>



# Technical Criteria – Parks Revised

Projects can be awarded additional points, as follows:

#	Item	Description	Points
10	City Council Priority		<del>80</del> <b>20</b>
11	Citizen Priority		<u>20</u>
	<i>Subtotal of additional points:</i>		<del>100</del> <b>40</b>
	<i>Points from previous page:</i>		<del>500</del> <b>460</b>
	<b>Total Maximum score:</b>		<del>600</del> <b>500</b>



# Technical Criteria - Trails



#	Item	Description	Points
1	Leverage/Funding Match	Project has matching funds available	20
2	Previous Phase Completed	Project is continuation of completed previous phase	15
3	Part of Circuit Trail Network	Project is included in Circuit Trail Network	15
4	Connection to DART Stations, Major Trail Nodes, Parks, Schools and Businesses	Trail will provide a connection	10
5	Existing Friends Group Support	Advocate groups to provide future assistance with O&M costs	10
6	Eligibility of Grants	Various grants are available from TPW, NTCOG, etc.	10
7	Fill Service Gap/Level of Service Standards	Project is filling in a service gap in a specific area of the City	5
8	Economic Stimulus/Neighborhood Plus	Project will promote economic growth and increases tax base	5
9	Part of City-Wide Trail Master Plan	Project is identified in the CW Trail Master Plan	5
10	Right-of-Way/Easement Availability	Majority of project is within ONCOR, DART or TXDOT R-O-W	5
<b>Total Maximum Score</b>			<b>100</b>

# Technical Criteria - Buildings



#	Criteria summary- not all criteria apply to all facilities	Major Maintenance	Renovation/ Replacement	New Construction	Max. Points
1	Priority level (1=100 pts, 2=50 pts or 3=25 pts)	X	X		100
2	Improves/reduce O+M costs	X	X		50
3	Design Status	X	X	X	25
4	Impact on Facility Condition Index (FCI)	X	X		50
5	Functionality of Facility		X		50
6	Location Characteristics		X		25
7	Current Master Plan		X	X	25
8	Leverage Funds / Funding Match		X	X	25
9	Economic Stimulant / Neighborhood Plus		X	X	25
10	Site Acquisition Status		X	X	25
11	Service Demand		X	X	25
12	Prior Phase Complete			X	25
	<b>Total Maximum Points</b>	<b>225</b>	<b>425</b>	<b>175</b>	



# Next Steps

- Tentative Council briefings and public meetings:
  - Bond financial capacity Aug. 30, 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



- Information regarding the EBS Facility Condition Assessment (FCA)
- Description of Technical Criteria for Buildings

# Building Criteria



- Perform Facility Condition Assessment (FCA) of selected facilities
- Utilize “Priority Level” data from the Facility Condition Assessment (FCA)
- Only “Major Maintenance” projects in Priorities 1-3 are ranked and included in the Needs Inventory



# Facility Condition Assessment

- The Facility Condition Assessment (FCA) is underway
- For the Park and Recreation Department, Equipment and Building Services included Recreation Centers in their FCA
- A separate FCA was completed for 31 buildings at Fair Park



# Facility Condition Assessment (FCA)

- FCA is a process to:
  - **Provide thorough information** about all current building deficiencies, from structure to systems and components
  - **Estimate** the costs associated with renewal, repair, and code compliance.
  - **Measure** the actual as well as the required condition of a constructed asset
  - **Determine the actions** needed to maintain that asset at its required standard
- Preliminary data from FCA will be available in October



# Facility Condition Assessment (FCA)



## Building System Categories

### Building Envelope

- + Roof Membrane
- + Foundations
- + Exterior Windows
- + Exterior Walls
- + Exterior Doors
- + Structure
- + Floor Deck

### Building Interior

- Interior Walls
- Interior Doors
- Floor Coverings
- Exterior Doors
- Ceilings
- Elevators
- Food Service Equipment
- Stairs
- Interior Finishes

### HVAC

- Equipment
- Ductwork
- Piping
- Controls

### Electrical

- Equipment
- Power Distribution
- Interior Lighting
- Exterior Lighting
- Fire Alarm
- Security

### Plumbing

- Equipment
- Fixtures and Hardware
- Domestic Water
- Drain, Waste and Vent Systems
- Storm Drains

### Fire Protection

- Equipment
- Sprinkler Systems
- Stand Pipes

### Site

- Landscaping
- Walkways
- Parking and Roadways
- Lighting
- Utilities

Graphic by John Przybyla, PE from Woolpert, Inc..

# Facility Condition Assessment (FCA)



## Deficiency Categories

### Building Integrity

- Equipment Failure
- Maintenance
- Planned Replacement
- Exceeded Useful Life
- Poor Condition

### Health & Life Safety

- Code Compliance
- Hazardous Materials
- Indoor Air Quality
- Hazardous Condition

### Functionality

- Energy Consumption
- Appearance
- Security
- ADA/Accessibility
- System Misapplication
- Equipment Misapplication
- Consequential

Graphic by John Przybyla, PE from Woolpert, Inc..

# Technical Criteria - Buildings



#	Criteria summary- not all criteria apply to all facilities	Major Maintenance	Renovation/ Replacement	New Construction	Max. Points
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2	Improves/reduce O+M costs	X	X		50
3	Design Status	X	X	X	25
4	Impact on Facility Condition Index (FCI)	X	X		50
5	Functionality of Facility		X		50
6	Location Characteristics		X		25
7	Current Master Plan		X	X	25
8	Leverage Funds / Funding Match		X	X	25
9	Economic Stimulant / Neighborhood Plus		X	X	25
10	Site Acquisition Status		X	X	25
11	Service Demand		X	X	25
12	Prior Phase Complete			X	25
	<b>Total Maximum Points</b>	<b>225</b>	<b>425</b>	<b>175</b>	





# Criteria Description

## 1. Priority Level – utilizes data from FCA

- Facility and systems conditions are categorized in one of five priorities:
  - Priority 1 -Currently Critical (Immediate)
  - Priority 2- Potentially Critical (Year 1)
  - Priority 3- Necessary/Not Yet Critical (Years 2-5)
  - Priority 4 - Recommended (Years 6-10)
  - Priority 5- Long Term Requirement (Beyond 10 years)
- **Only projects in Priorities 1-3 are ranked and included in Needs Inventory**





# Criteria Description

## 1. Priority Level Grading - continued

- **Priority 1:** Building System failure
  - The facility is closed or facing imminent closure, and closure impacts service delivery
- **Priority 2 :** High risk of Building System failure/Opportunities for Reducing O+M Expenses
  - Probable, obsolete system, requires extreme O+M
  - Code violation/update required with potential life safety concerns
  - Energy efficiency retrofits
- **Priority 3:** Moderate risk of Building System failure
  - Approaching end of useful life



# Criteria description- cont.

## 2. Improves O+M Costs

- Such as energy or water efficiency updates

## 3. Design Status:

- Project consultant selected, project in design, or project is ready for bids

## 4. Impact on Facility Condition Index

- **Facility Condition Index (FCI)** is compiled for each building and represents a ratio of the cumulative costs of identified deficiencies to the replacement cost of the building
- **FCI will be compiled as part of the FCA project, which is underway**

# Criteria description- cont.



## 5. Functionality of Facility:

- Meets Service delivery criteria (i.e. adequate layout, technology)
- Can be modified to meet service delivery needs
- Has adequate capacity

## 6. Location Characteristics:

- Centrally located for services delivery
- Compatible land use
- Adequate site for expansion/parking
- Co-location opportunities (ex. Library/Cultural facility, Library/DISD School)

# Criteria description- cont.

## 7. Facilities Master Plans:

- Provide a comprehensive evaluation of the existing facilities and identify future needs
- Require annual review to reaffirm needs and priorities:
  - Citizen priorities
  - Change in physical condition of facilities
  - Shifts in demographics or service demand boundaries
  - Need to maintain current cost estimates
  - Policy or program changes
  - Funding opportunities
  - Technological or operational changes
  - Major maintenance priorities
- New permanent facilities are planned to meet program needs for a projected 30-40 years, or longer





# Criteria description- cont.



## 8. Leverage Funds / Funding Match:

- Project leverages other funds such as grants
- Project has matching funds (i.e. Friends of the Library matching funds for Central Library)

## 9. Economic Stimulant / Neighborhood Plus:

- Project will promote economic growth
- Project fills a service gap

## 10. Site Acquisition Status:

- Site identified, in negotiation or acquired

## 11. Service Demand:

- Shifts in demographics or service demand boundaries
- Customer input

## 12. Prior Phase Complete