

Memorandum



CITY OF DALLAS

DATE September 19, 2008

TO Members of the Quality of Life and Government Committee: Pauline Medrano, Chair; Vonciel Jones Hill, Vice-Chair; Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT City Performance Hall Parking Garage
Use and Development Terms
September 22, 2008

Attached is the briefing document that will be presented to you on September 22, 2008.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'R. Miguez'.

Ramón F. Miguez, P.E.
Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Deborah Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David O. Brown, Interim Assistant City Manager
David Cook, Chief Financial Officer
Jeanne Chipperfield, Director, Budget and Management Services
Edward Scott, Director, Controller's Office
Helena Stevens-Thompson, Assistant to the City Manager - Council Office
Rick Galceran, P.E., Director, Public Works and Transportation

City Performance Hall

“Parking Garage Use & Development Terms”

Quality of Life & Government Services Committee



Date: September 22, 2008
Public Works and Transportation
Office of Cultural Affairs

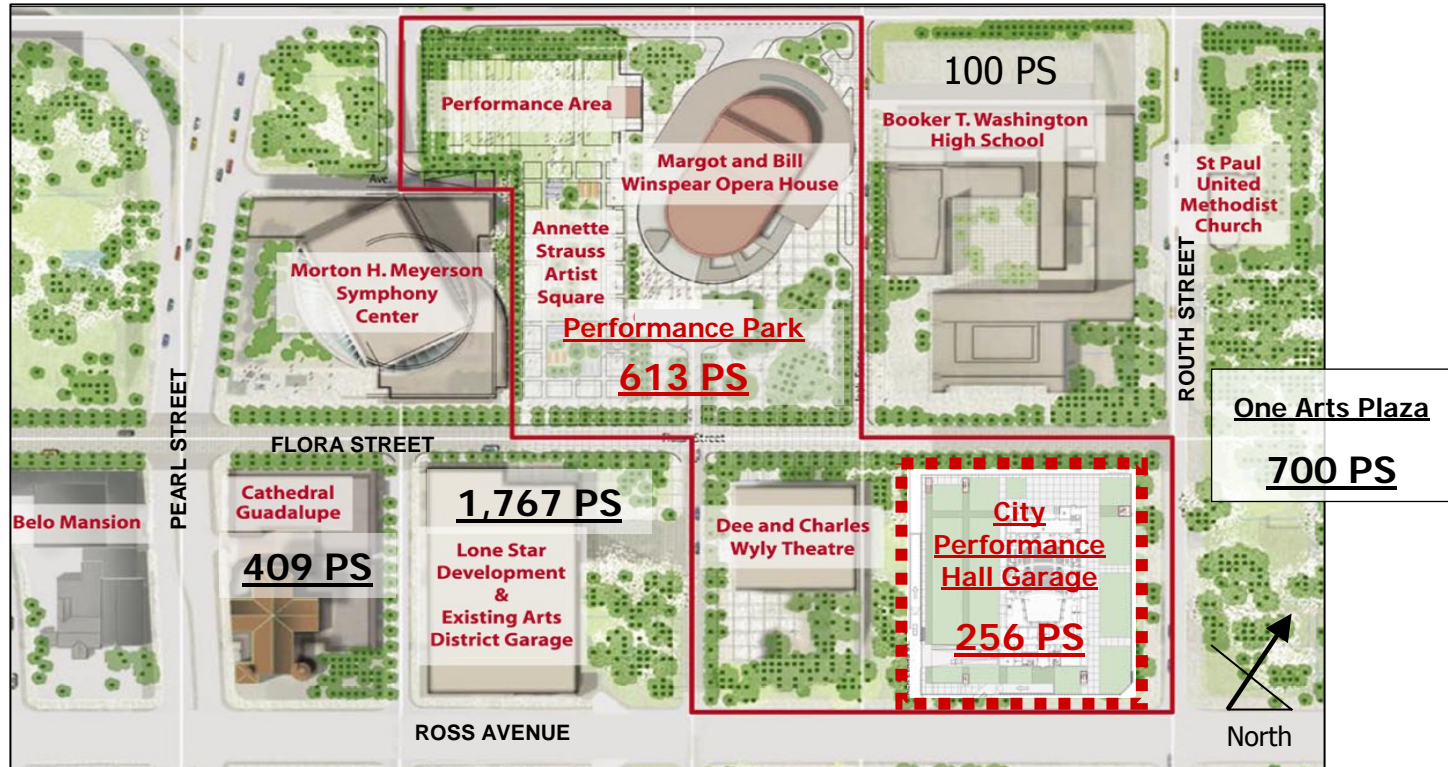
“Briefing Purpose”

- Outline the Development and Use Terms for the City Performance Hall Garage for Committee approval.

“Background”

- ❑ At the January 14, 2008 Committee Briefing, the proposal by The Dallas Center for the Performing Arts Foundation (DCPAF) and The Arts Magnet Building Campaign to build a below grade parking garage to be located under the City Performance Hall (CPH) was presented.
- ❑ Since that last Committee Briefing, City and DCPAF have advanced the project by further defining:
 - Development Scope
 - Parties responsibilities
 - Garage Usage

“Background - Parking”



- ❑ The Dallas Center for the Performing Arts Foundation (DCPAF) has constructed a 613 parking space garage under Performance Park as part of The Dallas Center for the Performing Arts Development Agreement.
- ❑ The DCPAF's proposal to build a second parking garage located under the City Performance Hall will add an additional 256 parking spaces to the existing parking inventory.

“Parking Garage Development Terms”

- ❑ **Proposed Garage** – DCPAF will construct under the City Performance Hall, a single level, below grade, approx 256 parking space garage. Garage will accommodate a tunnel connecting the Wyly Theatre.
- ❑ **Integrated Project** – Designed garage to be fully integrated structurally and functionally with the City Performance Hall to be built on top of garage.

“Parking Garage Development Terms”

- ❑ **Design Work** - DCPAF is using City Performance Hall’s Architect to design garage.
- ❑ **Construction Manager** - DCPAF is using City Performance Hall’s Construction Manager at Risk (CMR) for construction of garage.

“Parking Garage Development Terms”

□ Construction Costs -

- DCPAF will pay garage construction costs, est. greater than \$10.2M.
- City will pay CPH construction costs, est. \$31M.

□ Construction -

- DCPAF will manage the construction of garage.
- City will manage the construction of the CPH.
- Garage and CPH construction activities can be performed by the CMR simultaneously.

“Parking Garage Development Terms”

□ City Performance Hall Future Project Phases -

- City has the right to construct future phases of City Performance Hall project
- DCPAF agrees that the garage use might be restricted during future construction of City Performance Hall project

“Parking Garage Use Terms”

- In consideration for DCPAF building this additional parking garage, the garage usage priorities will be:
 - Booker T. Washington High School parking needs for:
 - Day time students
 - Performances
 - Wily Theatre Performances
 - City Performance Hall Operations
 - General Public

“Parking Garage Use Terms”

- DCPAF will be responsible and pay for:
 - Operations
 - Maintenance
 - Management
 - Utilities

“Previous Actions”

- ❑ Hired CPH Architect:
 - Programming – June 9, 2004
 - Master Plan / Schematic Design – May 10, 2006
 - Design Development – Construction Administration – June 13, 2007

- ❑ Hired CPH CMR:
 - Design Phase Services – January 23, 2008

- ❑ Performing Arts Center Use and Development Agreement w/ DCPAF – September 28, 2005

- ❑ January 2008 – Briefed QOL on DCPAF request to construct a garage

Next Steps

October 8, 2008 – Seek Council approval of Use and Development Agreement

October 2008 – Issue Building Permit to DCPAF for garage construction following execution of Use and Development Agreement

November 2008 – Bond sale of \$30.8M in Construction Funds for CPH

December 2008 – Seek Council authorization to supplement CMR for Phase 2 Construction Contract