

Memorandum



CITY OF DALLAS

DATE September 28, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **2017 Bond Program Update**

On Wednesday, October 3, 2018, you will be briefed on the status of the 2017 Bond Program, as well as the new website. The briefing materials are attached for your review.

If you have any questions or concerns, please contact me or Rick Galceran, Director of the Office of the Bond Program.

A handwritten signature in blue ink, appearing to read 'Majed Al-Ghafry'.

Majed Al-Ghafry
Assistant City Manager

[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol A. Smith, City Auditor (I)
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

2017 Bond Program Update

City Council Briefing

October 3, 2018

**Majed Al-Ghafry, P.E.
Assistant City Manager**

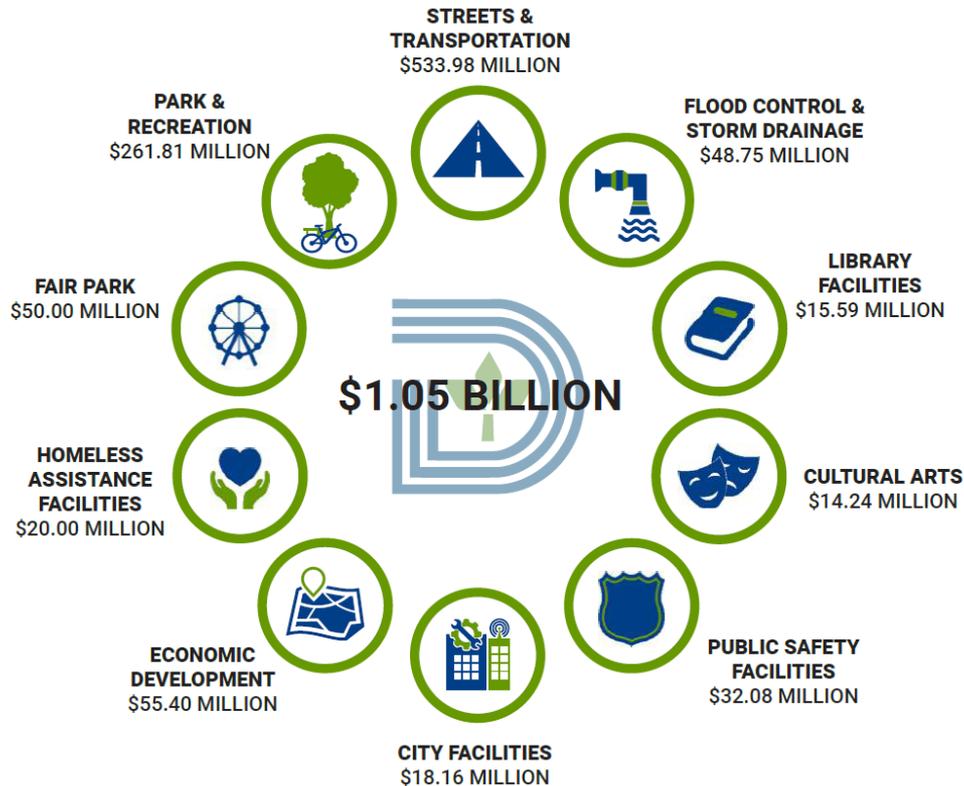
**Rick Galceran, P.E.
Director, Office of the Bond Program**



Purpose of Presentation

- To provide an update to the City Council on the 2017 Bond Program.
- To provide an update on the new 2017 Bond website.

2017 Bond Program



Over 1,322 projects

- A. Streets
- B. Parks
- C. Fair Park
- D. Flood Control
- E. Libraries
- F. Cultural Arts
- G. Public Safety
- H. City Facilities
- I. Economic Development
- J. Homeless Assistance

2017 Bond Program Schedule Update

Task	Status	Comments
New Bond Program website	Live	Bond Program website information continues to be uploaded as project status changes.
Award group of engineering and architectural design contracts throughout all propositions	On-going	Client Departments continue to award design and construction contracts.
Implement shovel-ready projects	On-going	Including resurfacing, S/W, facilities, and parks projects.
Professional Program Manager	Awarded on September 26, 2018	Three Program Management services for Horizontal, Parks and Fair Park, and Vertical projects.



Bond Program Commitments for 2018

Proposition	FY 2018 Approved Current Budget	Commitments (as of January 1, 2018)
A- Streets and Transportation	\$49,539,869.00	\$26,755,572.45
B- Parks and Recreation	\$69,963,072.00	\$45,891,298.54
C- Fair Park	\$8,600,000.00	\$2,654,713.40
D- Flood Protection and Storm Drainage	\$3,379,200.00	\$1,265,678.20
E- Library Facilities	\$7,500,000.00	\$220,130.50
F- Cultural and Performing Arts Facilities	\$2,760,000.00	\$132,859.61
G- Public Safety Facilities	\$3,561,000.00	\$2,723,205.45
H- City Facilities	\$2,684,400.00	\$146,040.22
I- Economic & Housing	\$13,012,200.00	\$12,316,663.00
J- Homeless Assistance Facilities	\$500,000.00	\$0.00
TOTAL	\$161,499,741.00	\$92,106,161.37

Proposition A: Street & Transportation

Highlighted Projects in 2018

- \$29,421,293 committed for 127 projects for Street Resurfacing/Rehabilitation
- \$1,611,229 for design services of traffic signals

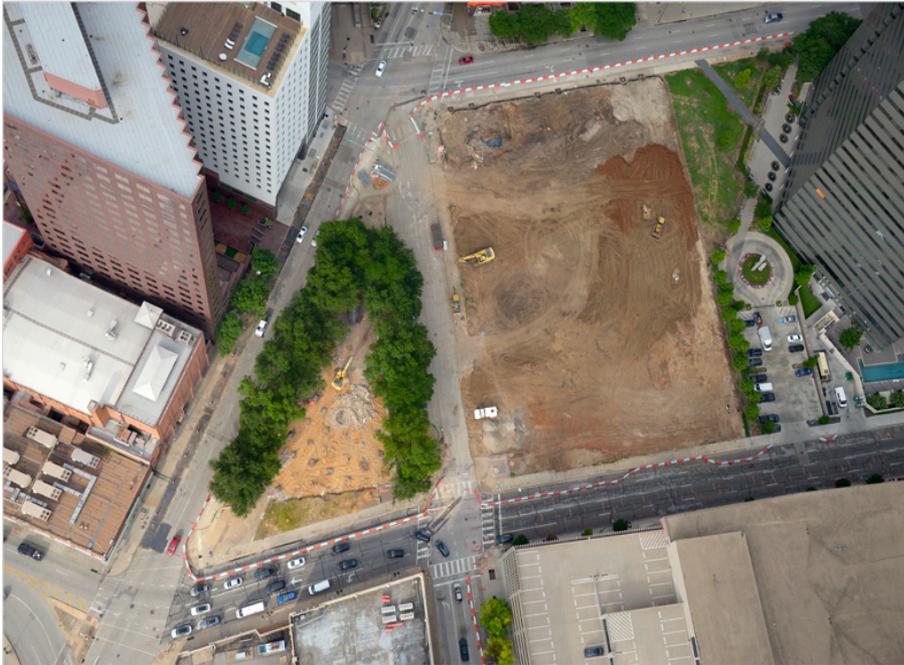


Proposition B: Park & Recreation Facilities

Highlighted Projects in 2018

- **Downtown Parks**

- City commitment to-date is \$15,957,594



Pacific Plaza

Print #180612056
Date: 06/12/18
Lat/Lon: 32.783526 - 96.796013
Order No. 57341
Aerial Photography, Inc. 954-568-0484

Pacific Plaza

- Status: Under Construction. Project is expected to be complete by 2019.

Carpenter Park

- Status: Design contract executed with Hargreaves. Preliminary plat approved by CPC.

West End Square

- Status: Public meetings have been held for input on schematic design. Groundbreaking expected in September 2019.

Hardwood Park

- Status: Scheduled for CPC for closure of Wood Street on October 2018. Schematic design to commence in January 2019.

Proposition B: Park & Recreation Facilities

Highlighted Projects in 2018

- **Spraygrounds**

- On June 27, 2018, City Council awarded a design services contract in the amount of \$878,000 to Dunaway Associates, LP for design services of the following 6 spraygrounds:
 - Grawuylar Park
 - K. B Polk
 - Jaycee Zaragoza Park
 - Nash Davis Park
 - Kleberg-Rylie Park
 - Timberglen Park
- Schematic Design Completed.
- Complete construction documents October 25, 2018.
- Authorization for sprayground equipment purchase scheduled for City Council on October 24, 2018.
- Expected project completion May 2019.



Proposition B: Park & Recreation Facilities

Highlighted Projects in 2018

- Aquatic Parks

- On June 27, 2018, City Council awarded a design services contract in the amount of \$2.6 Million to Kimley-Horn & Associates, Inc. for design services of the following 4 aquatic parks:
 - Exline
 - Bahama Beach
 - Harry Stone Park - Neighborhood Family Aquatic Center
 - Bachman Lake Park - Regional Family Aquatic Center

- Schematic Design Completed for all locations.
- Expected project completion May 2020, subject to environmental clearance.



Proposition C: Fair Park

Highlighted Projects in 2018

- Approximately \$2,964,127 has been committed for design and construction services.
 - Hall of State
 - Design services contract awarded in the amount of \$1,257,359
 - Texas Discovery
 - Construction work underway in the amount of \$50,829
 - Music Hall
 - Design-build services contract awarded in the amount of \$735,644
 - Awarded contract includes \$600,000 for ADA construction improvements by March 2019
 - African American Museum
 - Design-build services contract awarded in the amount of \$88,620
 - Aquarium Annex
 - Design-build services contract awarded in the amount of \$106,039



Proposition D: Flood Protection & Storm Drainage Highlighted Projects in 2018

- Approximately \$4,035,807 has been committed for construction, land acquisition, and engineering services.
 - Wynnewood- Drainage
 - Construction services contract awarded in the amount of \$1,120,707
 - Oak Creek Circle 3504 & 3508
 - Voluntary Purchase - Property Acquisition in the amount of \$138,500
 - Professional Engineering, Surveying, and Consulting Services
 - Design services contracts are estimated to be in the amount of \$2,776,600

Proposition E: Library Facilities

Highlighted Projects in 2018

- Approximately \$1,110,677 has been committed for architectural design services on two new facilities:
 - Forest Green Branch Library
 - Design services contract awarded in the amount of \$219,644
 - Vickery Meadow Branch Library
 - Design services contract to be awarded on 10/24/18 in the amount of \$881,133



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Proposition F: Cultural & Performing Arts

Highlighted Projects in 2018

- Staff will issue a Request for Proposals for the Dallas Museum of Art and Meyerson Symphony Center by October 2018.
 - Dallas Museum of Art
 - Design services contract tentative schedule for award in December 2018.
 - Meyerson Symphony Center
 - Design services contract tentative schedule for award in December 2018.



Proposition G: Public Safety Facilities

Highlighted Projects in 2018

- Approximately \$5,577,259 has been committed to security enhancements at the seven DPD substations.
- At each substation the following security enhancements are being addressed:
 - Installation of exterior fencing
 - Sliding gates
 - Card reader pedestals



Proposition H: City Facilities

Highlighted Projects in 2018

- Approximately \$2,771,536 has been committed to City Hall improvements including:
 - Construction services contract for electrical upgrades to be awarded on 10/24/18 in the amount of \$2,771,536



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Proposition I: Economic Development

Highlighted Projects in 2018

- Approximately \$17,316,463 has been committed to economic development projects and an expected Housing commitment of \$5,000,000 to be awarded by end of year.
 - Wynnewood - Drainage
 - Construction services contract awarded in the amount of \$1,304,463
 - Red Bird Mall
 - Development project awarded in the amount of \$8,012,000
 - Hillcrest Village
 - Development project awarded in the amount of \$3,000,000
 - Housing
 - Proposed housing development grant award in the amount of \$5,000,000

Proposition J: Homeless Assistant Facilities Highlighted Projects in 2018

- Homeless Assistance

- Expected Notice of Funding Availability (NOFA) in an approximate amount of \$6,000,000.
 - Proposed Transitional Housing Development
 - Proposed transitional housing development grant award in the amount of \$6,000,000



Proposed Expenditures: 5-year Program

Year	Approved Appropriations
Year 2018	\$161,499,741
Year 2019	\$250,000,000
Year 2020	\$250,000,000
Year 2021	\$250,000,000
Year 2022	\$138,500,259

Additional Considerations

- All project costs were estimated to include project inflation costs of an annual 4% increase for the first three years of the bond program.
- Any savings from projects are placed in a holding account for each proposition to pay for project overruns anticipated toward the second half of the bond program
 - Potential project overruns include:
 - a. Labor pricing changes due to inflation
 - b. Material availability
 - c. Material pricing changes
 - d. Unforeseen field conditions

Additional Considerations, cont.

- Remaining savings in the holding accounts of each proposition toward the end of the bond program period is proposed to be either:
 - 1) Appropriated to other projects at City Council discretion, or
 - 2) Utilized to pay back the bond debt, or
 - 3) Bond funding not issued can be suspended

City of Dallas Bond Program Website

The screenshot shows the City of Dallas Bond Program website. The browser address bar displays <https://dallascityhall.com/departments/public-works/dallasbondprogram/Pages/default.aspx>. The navigation bar includes links for Mayor, City Council, City Manager, Departments, and a language selector. Utility buttons for Feedback, Pay, and Search are also present. The main header features the City of Dallas logo and a menu with Resident, Visitor, Business, Government, and News. The main content area has a background image of the Dallas skyline and the heading "DALLAS BOND PROGRAM" with the tagline "Developing proposed projects to provide a continued bright future for our city." Below this is a search bar for projects and a navigation menu with Home, Propositions, Projects Map, Bid Process, and More. The central infographic is titled "2017 DALLAS BOND" and includes a legend and a semi-circular gauge chart.

2017 DALLAS BOND

[Explore the Propositions](#)

- Amount Awarded \$75.38M
- Amount Authorized \$1,050M
- Current Year

Year	Amount
2018	155.4M
2019	290.4M
2020	306.1M
2021	201.5M
2022	96.6M

10 Propositions

2017 PROPOSITIONS

2017 Bond Program

QUESTIONS



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