

Memorandum



CITY OF DALLAS

DATE January 12, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **2017 Bond Program Implementation**

On January 17, 2018, Rick Galceran, Director of the Bond Program Office, and I will brief City Council on implementation of the 2017 Bond Program. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

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

Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

2017 Bond Program Implementation

**City Council Briefing
January 17, 2018**

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

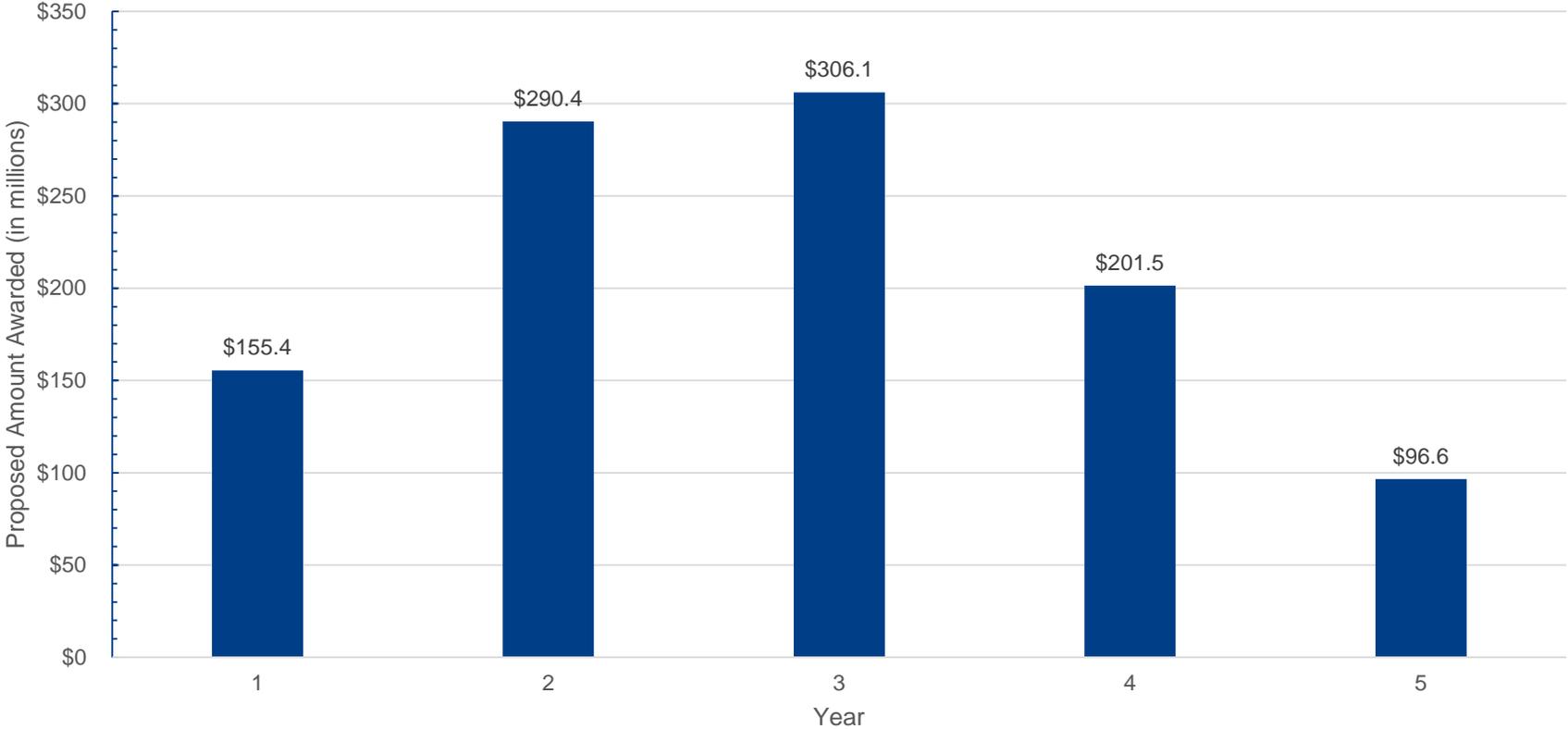
**Rick Galceran, P.E.
Director, Bond Program Office**



Overview

- Proposed 2017 Bond Program expenditure schedule
- Project scheduling guidelines
- Bond Program Office
 - Introduction/purpose
 - Organizational structure
- Program management
- Bond Program website
- Next steps

Proposed 2017 Bond Program Expenditure Schedule



Proposed 2017 Bond Program Expenditure Schedule (cont.)

2017 Bond Program Proposition	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Proposition A Streets	\$73.0M	\$156.5M	\$181.3M	\$106.9M	\$16.2M	\$533.9M
Propositions B & C Parks & Fair Park	\$58.0M	\$59.4M	\$80.1M	\$61.5M	\$52.9M	\$311.8M
Proposition D Flood Control	\$5.3M	\$14.3M	\$19.9M	\$9.2M	-	\$48.8M
Propositions E, F, G & H Facilities	\$16.6M	\$49.2M	\$11.3M	\$2.5M	\$0.5M	\$80.1M
Proposition I Economic Development	\$2.0M	\$5.0M	\$10.0M	\$11.4M	\$27.0M	\$55.4M
Proposition J Homeless Assistance	\$0.5M	\$6.0M	\$3.5M	\$10.0M	-	\$20.0M
Total	\$155.4M	\$290.4M	\$306.1M	\$201.5M	\$96.6M	\$1.050B

Project Scheduling Guidelines

- Give higher priority to projects with the following characteristics:
 - Public protection/security concern
 - Immediate repair/replacement to prevent further costly repairs
 - “Now Ready” match funding and partnership agreements in place, e.g. Carpenter Park
 - Extensive design, right-of-way or construction timeline
 - Shovel-ready
- Ensure schedule reflects equitable geographic distribution whenever feasible

Bond Program Office Introduction

Previous Bond Program Implementation

Delivery departments create project schedules independently

Delivery departments prepare and award contracts for own projects

Delivery departments manage all aspects of own projects

Delivery departments track project status, expenditures and funding associated with own proposition

VS

New Bond Program Implementation

BPO creates and tracks project schedules with aid from client departments

BPO oversees project delivery, including awarding contracts

BPO oversees delivery of all projects

BPO manages, tracks and reports status of all projects and propositions



Improvements

Projects planned to meet available bond sales; ensures five-year implementation

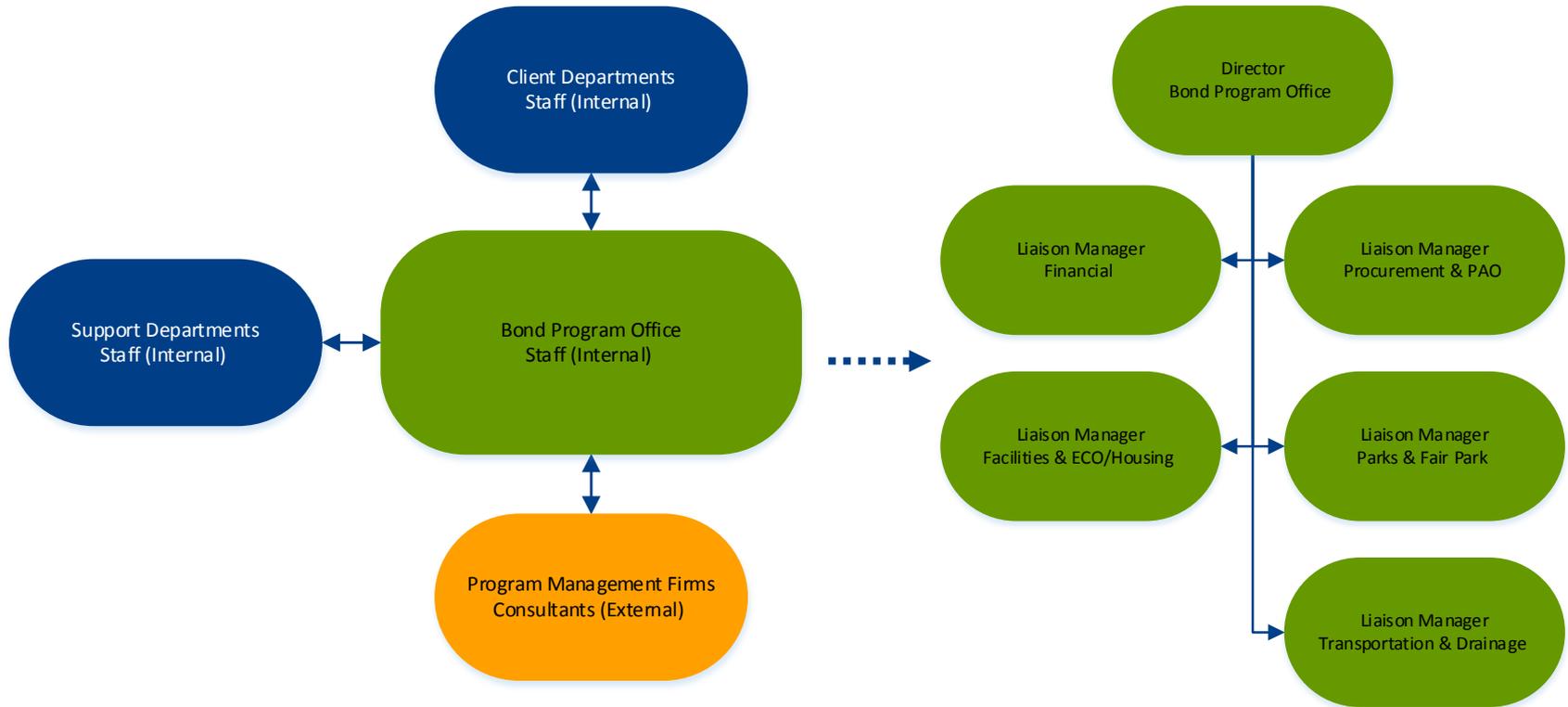
Speeds project delivery, saves money and holds all involved accountable

Centralizes responsibility for overall performance in one office

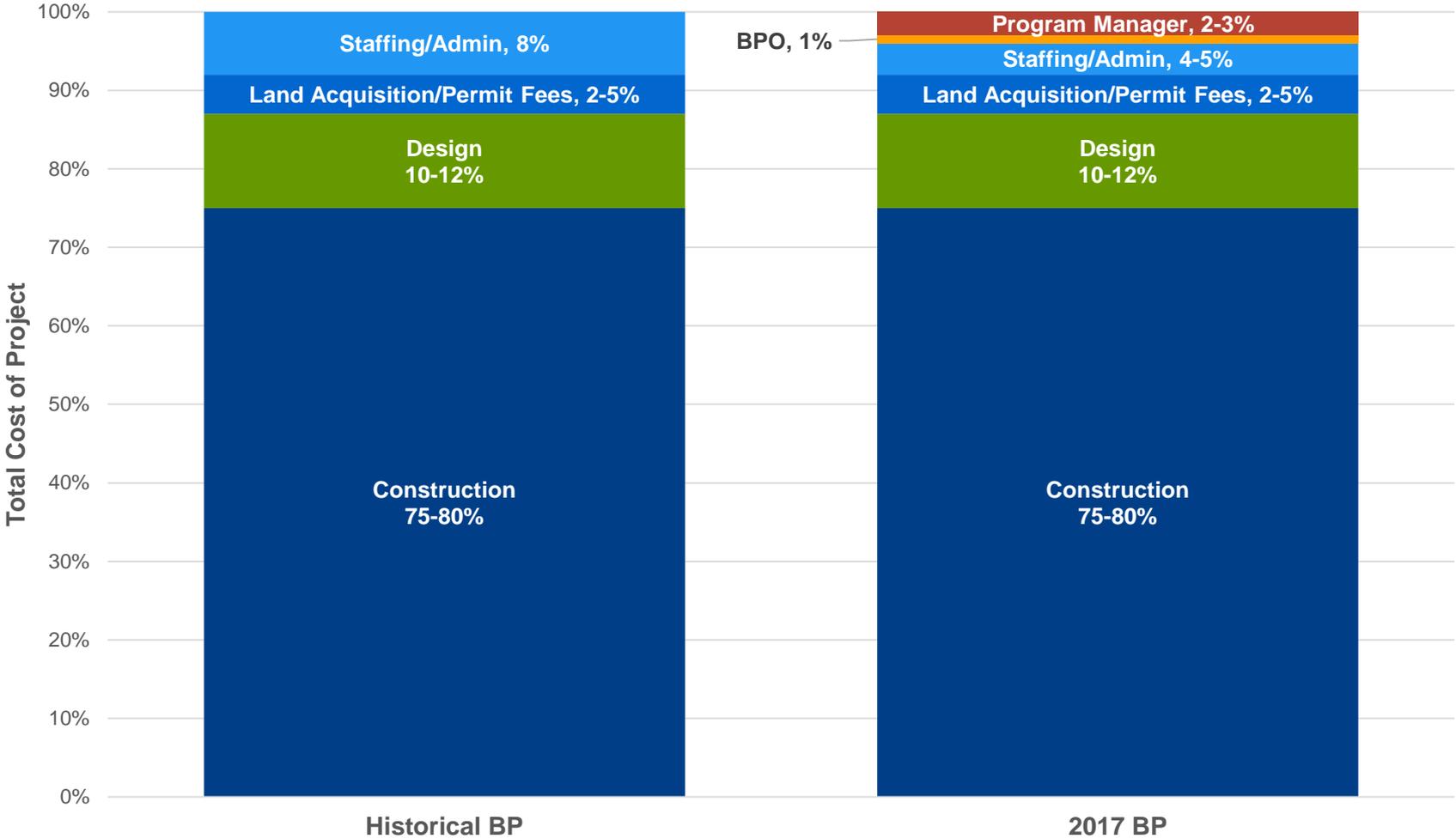
Ensures transparency, consistency and clear communication on status, funding and schedule



Bond Program Office Organization



Typical Cost of a Project



Program Management Firm(s)

The Statement of Qualifications proposes hiring up to three program management firms:

1. Horizontal

1. Proposition A: Streets and Transportation
2. Proposition D: Flood Protection and Storm Drainage

2. Parks and Recreation

1. Proposition B: Parks and Recreation
2. Proposition C: Fair Park

3. Vertical

Propositions E, F, G and H: Library, Cultural and Performing Arts, Public Safety and City Facilities

The Bond Program Office will initially manage economic development and homeless assistance projects.

Program Management Firm Selection

Activity	Date
SOQ submittals due	Jan. 25, 2018
Proposal submittals due	Feb. 21, 2018
Interviews	Feb. 28, 2018
City Council agenda item	April 11, 2018
Target contract execution	May 11, 2018

Bond Program Website

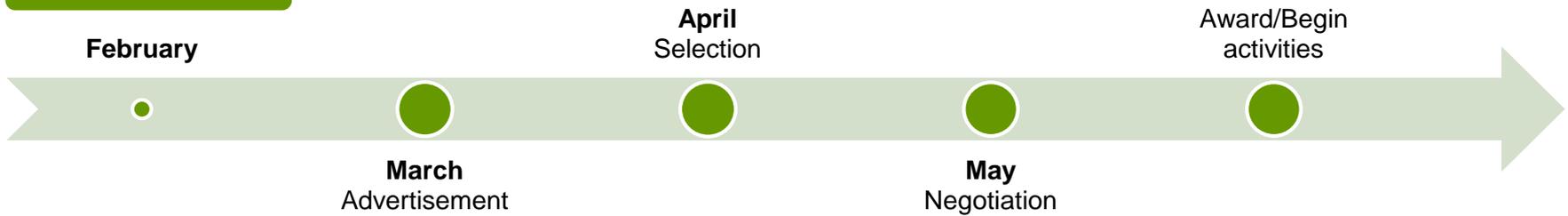
- New “dashboard” website will go live in late January 2018
- Website will allow users to:
 - Track the status of projects, propositions and the Bond Program as a whole
 - Learn specifics of any project, e.g. funding, participating agencies, location and delivery department
 - Search for projects using an interactive GIS map
- Data will be updated automatically in real time through project management database

Next Steps (cont.)

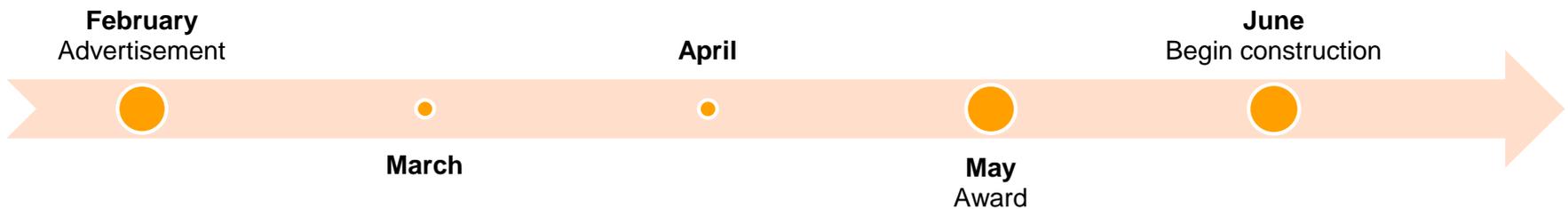
Program Manager



Design Consultant



Shovel-Ready Projects



2017 Bond Program Implementation

**City Council Briefing
January 17, 2018**

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

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



Appendix

- Financial criteria for bond issuance
- Roles and responsibilities
- Website mock-ups



Financial Criteria for Bond Issuance

- Financial capacity is the primary factor in determining the implementation schedule for bond projects, which assumes:
 - Conservative growth in the ad valorem tax base
 - No change in the tax rate allocated to the debt service fund
- Commercial paper is used for short-term financing and “just-in-time borrowing” as projects are implemented
- Voter-approved general obligation bonds will be issued each year to retire the commercial paper with long-term financing

Roles & Responsibilities

Task (Design Phase)	BPO	PM Firm	Client Dept.	Support Dept.
Design RFQ			X	X
Verify scope/cost estimate		X	X	
Verify budget	X			
Select design consultant			X	
Negotiate contract			X	X
Prepare agenda item	X		X	
Execute contract	X		X	X
Issue Notice to Proceed (NTP)			X	
Update schedule/budget in TRIRIGA		X	X	
Conceptual design review			X	X
Supplemental agreements (if any)	X		X	X
Public outreach		X	X	
Final design			X	X
Update schedule/budget		X	X	
Periodic payments	X		X	

Roles & Responsibilities (cont.)

Task (Bidding Phase)	BPO	PM Firm	Client Dept.	Support Dept.
Verify budget	X			
Advertise			X	X
Evaluate bids			X	X
Prepare agenda item	X		X	
Prepare contract			X	X
Pre-construction meeting			X	
Submittals/review			X	X
Issue Notice to Proceed (NTP)			X	
Update costs/schedule		X	X	
Notify property owners		X	X	
Start/manage construction			X	
Substantial completion & walkthrough			X	
Periodic/final payments	X		X	
Warranty & final inspection			X	
Project complete	X		X	
Update schedule/final costs		X	X	
Rectify expenditures	X			



Website Mock-up

DALLAS BOND PROGRAM

Developing proposed projects to provide a continued bright future for our city.

- [Home](#)
- [Proposals](#)
- [Projects Map](#)
- [Bid Process](#)
- [More](#)

2017 DALLAS BOND

[Explore the Proposals](#)

- Amount Awarded \$131M
- Amount Authorized \$1,050M
- Current Year

10
Proposals

2017 PROPOSITIONS

Proposition A
Streets and Transportation

1027 Projects \$525.96 Million

Proposition B
Parks and Recreation

143 Projects \$261.81 Million

Proposition C
Fair Park

12 Projects \$100.00 Million

Proposition D
Flood Control and Storm Drainage

85 Projects \$48.79 Million

Proposition E
Library Facilities

3 Projects \$15.59 Million

Proposition F
Cultural and Performing Arts

9 Projects \$42.23 Million

Proposition G
Public Safety Facilities

16 Projects \$22.08 Million

Proposition H
City Facilities

7 Projects \$18.14 Million

Proposition I
Economic Development

12 Projects \$51.40 Million

Proposition J
Homeless Assistance Facilities

1 Project \$20.00 Million

[View All Proposals](#)

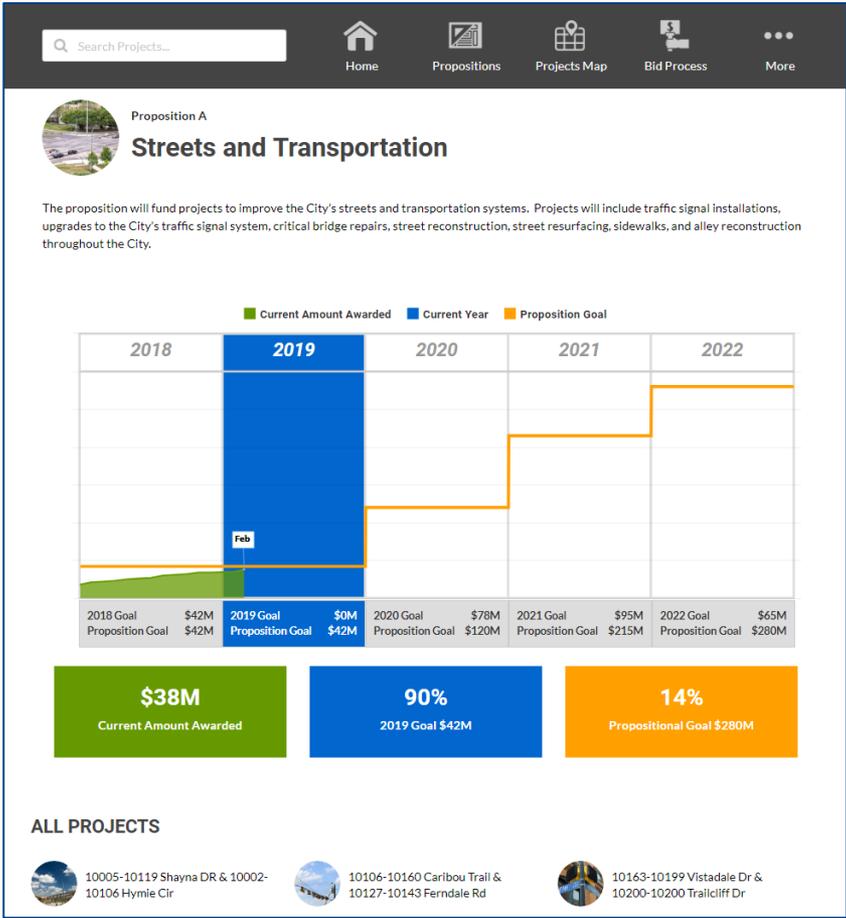
BOND UPDATES

Sign up to receive the latest news and updates about the Bond Program.
Or visit [DallasBond.com](#) for regular updates & information regarding this ongoing process.

Website Mock-up (cont.)



Website Mock-up (cont.)



Website Mock-up (cont.)

2017 Bond / Proposition A: Streets and Transportation

10445 - 10461 CARRY BACK CIR & 10419 - 10427 CARRY BACK PL

Alley Reconstruction
Council District: 13

View Details

View Map



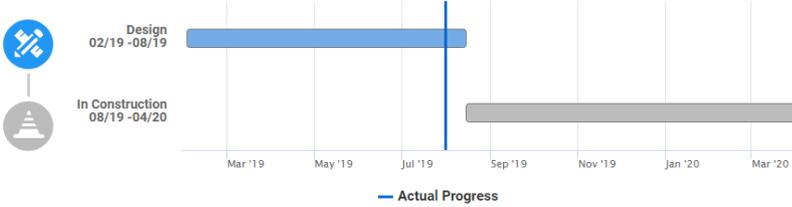
25%
Progress


 Start Date
Jan 2019


 Project Status
Design


 Estimated Completion Date
Mar 2020

PROJECT TIMELINE



— Actual Progress

Website Mock-up (cont.)

The mock-up features a progress chart at the top with a timeline from Mar '19 to Mar '20. A vertical line indicates the current date at Jul '19. A grey bar represents the project's duration from 08/19 to 04/20. A legend below the chart shows a blue line for 'Actual Progress'.

Project Details	
Bond Program Year	2017
Project Status	Under Award - Design
Project Cost Estimate	\$0.12
Date Created	11/20/2017
Category	Alley Reconstruction
Last Modified Date	06/15/2017
Bond Sale Amount	\$0.12
Council District	13
Department	PBW
City Program	Dallas Bond
Project ID	1281
Budget Scenarios - ID	CP2017-1281
Budget Scenarios - Key Field	1281
Cappro ID	1281

Project Schedule	
DESIGN	
Estimated Awarded	02/19
Actual Awarded	01/19
Estimated Completion	03/20
Actual Completion	08/19
CONSTRUCTION	
Estimated Awarded	08/19
Actual Awarded	08/19
Estimated Start	08/19
Actual Start	08/19
Estimated Completion	03/20
Actual Completion	03/20

Project Contact		
Project Manager: Sarah Doe	Manager Phone: 214-679-0000	Manager Email: manager@dallascityhall.com