



City of Dallas

2024 Capital Bond Program: Planning & Development Update

**City Council Briefing
March 1, 2023**

Jennifer Nicewander, P.E., (I) Director
Leong Lim, P. E., Assistant Director
Candi Green, Assistant Director
Efrain Trejo, Assistant Director
Bond & Construction Management

Overview



- 2024 Capital Bond Program
 - Planning & Development Update
 - City Infrastructure Departments
 - Financial Capacity Forecast/Bond Election
 - Community Bond Task Force
 - Community Engagement
 - Bond & Construction Management webpage
- Next Steps



Planning & Development Update



- City Infrastructure Departments will brief City Council Committees on Technical Criteria & Policies to be considered for project scoring
 - **Technical Criteria:** Based on each Infrastructure Departments' subject matter experts.
 - **Policy:** City Initiatives, City Council Policy, Masterplans, etc.
 - **Equity Criterion:** In discussion with DBI and OEI to finalize and create an automated transparent process to include equity in conjunction to maintaining emphasis on technical criteria with continued prioritization on capital infrastructure needs.
- City Council Committee technical criteria/policy briefings
 - Eco Dev Committee (Monday, February 6, 2023); completed
 - TRNI Committee (Tuesday, February 28, 2023); completed
 - Housing and Homeless Solutions (Monday, March 27, 2023)
 - QoL, Arts, and Culture Committee (Tuesday, April 17, 2023)



Planning & Development Update



City of Dallas Needs Inventory

	2017 Cost Estimates (as of June 2022)	2022 Cost Estimates (as of October 2022)	2024 Cost Estimates* (as of January 2023)	2025 Cost Estimates* (as of January 2023)
Streets	\$3,198,521,298	\$3,499,475,584	\$3,858,171,829	\$4,051,080,420
Transportation	\$1,925,671,224	\$2,189,274,542	\$2,413,675,183	\$2,534,358,942
Park & Recreation	\$2,130,505,495	\$2,834,979,024	\$3,125,564,374	\$3,281,842,593
Flood & Storm Drainage	\$2,132,930,500	\$2,470,803,500	\$2,724,060,859	\$2,860,263,902
Public Safety Facilities	\$552,351,359	\$777,781,149**	\$857,503,717	\$900,378,903
Library Facilities	\$66,945,569	\$83,780,700	\$92,368,222	\$96,986,633
Cultural Facilities	\$89,718,140	\$120,837,456	\$133,223,296	\$139,884,460
City Facilities	\$288,196,851	\$280,042,496	\$308,746,852	\$324,184,195
TOTAL***	\$10,384,840,436	\$12,256,974,451	\$13,513,314,332	\$14,188,980,048

*Cost Estimates include an annual 5% cost escalation.

** DFR = \$290,682,737 and DPD = \$487,098,412.



Planning & Development Update



- Financial capacity for a 2024 General Obligation Bond Program forecasts an approximate \$1 billion, assuming \$200 million over five years of issuance.
 - Analysis considers:
 - Maintaining current debt service tax rate of 20.55¢ per \$100 valuation,
 - Continued payment of current outstanding debt,
 - Use of Commercial Paper as short-term just-in-time financing for bond program,
 - Issuance of remaining unissued 2017 General Obligation bonds,
 - Annual issuance of Master Lease and/or Equipment Acquisition Notes for fleet and other equipment.
- There is an estimated \$1 Million cost for a May 2024 bond election (cost-share feasible if other referendums are being considered during this timeframe).



Planning & Development Update



City of Dallas Current Bond Program Capacity/Investment vs Proposed Bond Program Capacity Scenario

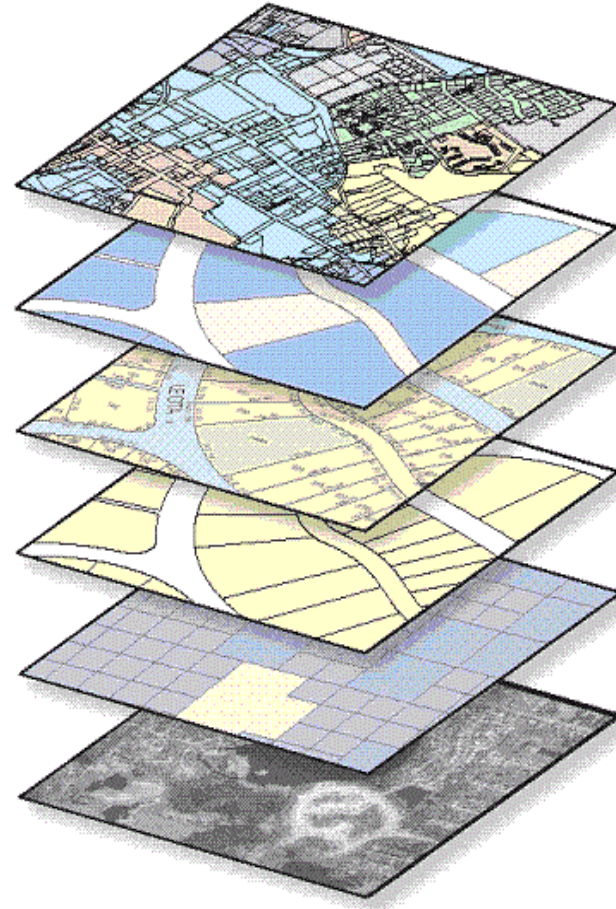
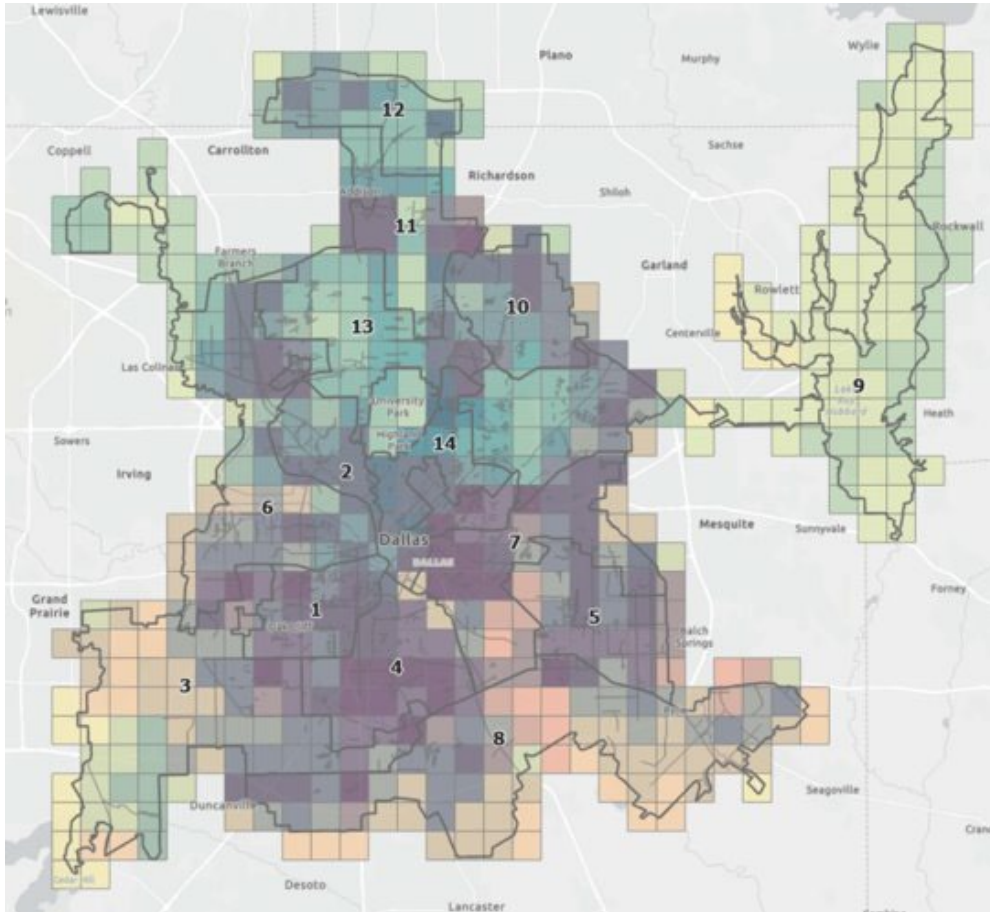
	2017 Bond Program Allocation	2024 Capital Bond Program (Scenario)
Streets and Transportation	\$533,981,000	\$485,000,000
<i>Transportation Improvements</i>	N/A	\$50,000,000
Park & Recreation	\$261,807,000	\$125,000,000
Fair Park	\$50,000,000	N/A
Housing Infrastructure	N/A	\$125,000,000
Flood Protection and Storm Drainage	\$48,750,000	\$35,000,000
Library Facilities	\$15,589,000	\$15,000,000
Cultural and Performing Arts Facilities	\$14,235,000	\$15,000,000
Public Safety Facilities	\$32,081,000	\$25,000,000
City Facilities	\$18,157,000	\$25,000,000
Economic Development/Housing	\$55,400,000	N/A
Economic Development	N/A	\$100,000,000
Homeless Assistance Facilities	\$20,000,000	N/A
TOTAL	\$1,050,000,000	\$1,000,000,000



Priority Areas – Overlay Process



- The priority areas were determined by overlaying multiple data layers (see image below) and have been added to the 'GIS Technical Scoring Tool' for reference.



2 Points Each

High Crime Areas

TOD (DART Sites)

Market Value Analysis

311 Service Requests

Identifying calls for Flooding, Speeding, Traffic Calming, Potholes, Street Resurfacing, and Illegal Dumping

Intersection/ Project Overlay

Equity Impact Assessment (EIA) Score Up to 10 Points

Working with Office of Equity & Inclusion

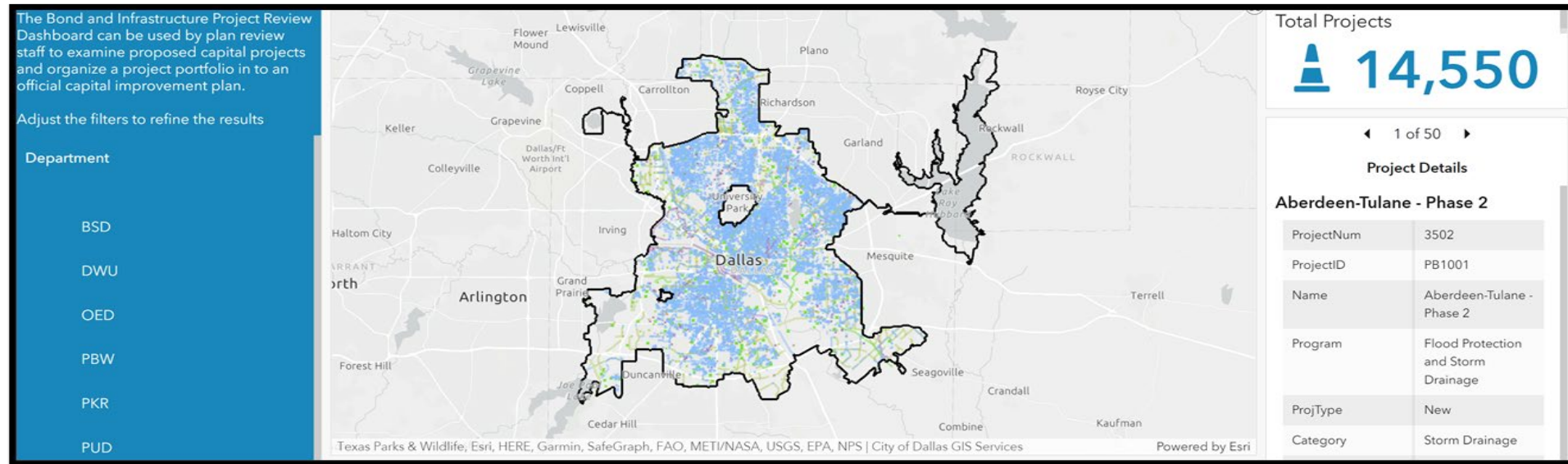
- Entire city is given a ranking; 1-5
- EIA score multiplies ranking by 2 for total points used.



Planning & Development Update



- The Capital Infrastructure Dashboard is intended to be a one-stop-shop used by the City Infrastructure Teams to review project costs, project details, and the project locations for overlapping/intersection opportunities.
- It is anticipated that this dashboard will phase-out the current City's Needs Inventory GIS Mapping Tool.
- Staff is working on a public facing feature to allow the community to access this information.



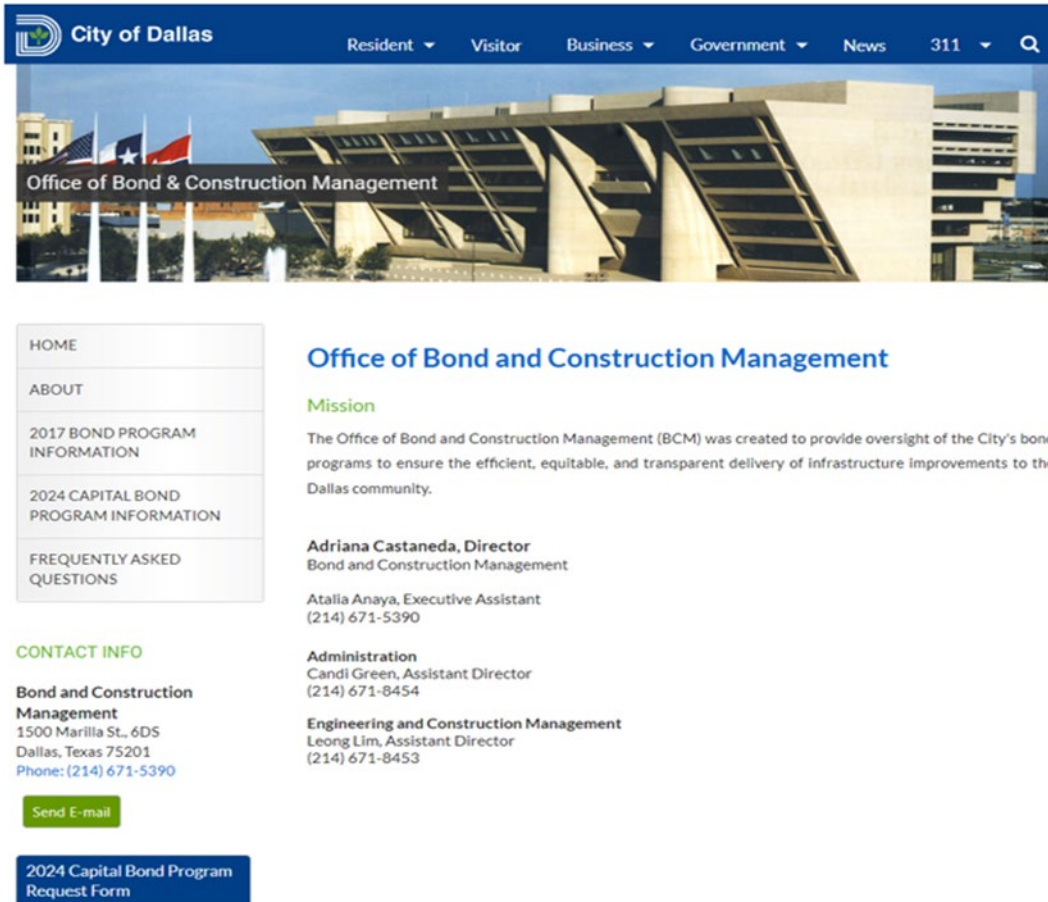
Planning & Development Update



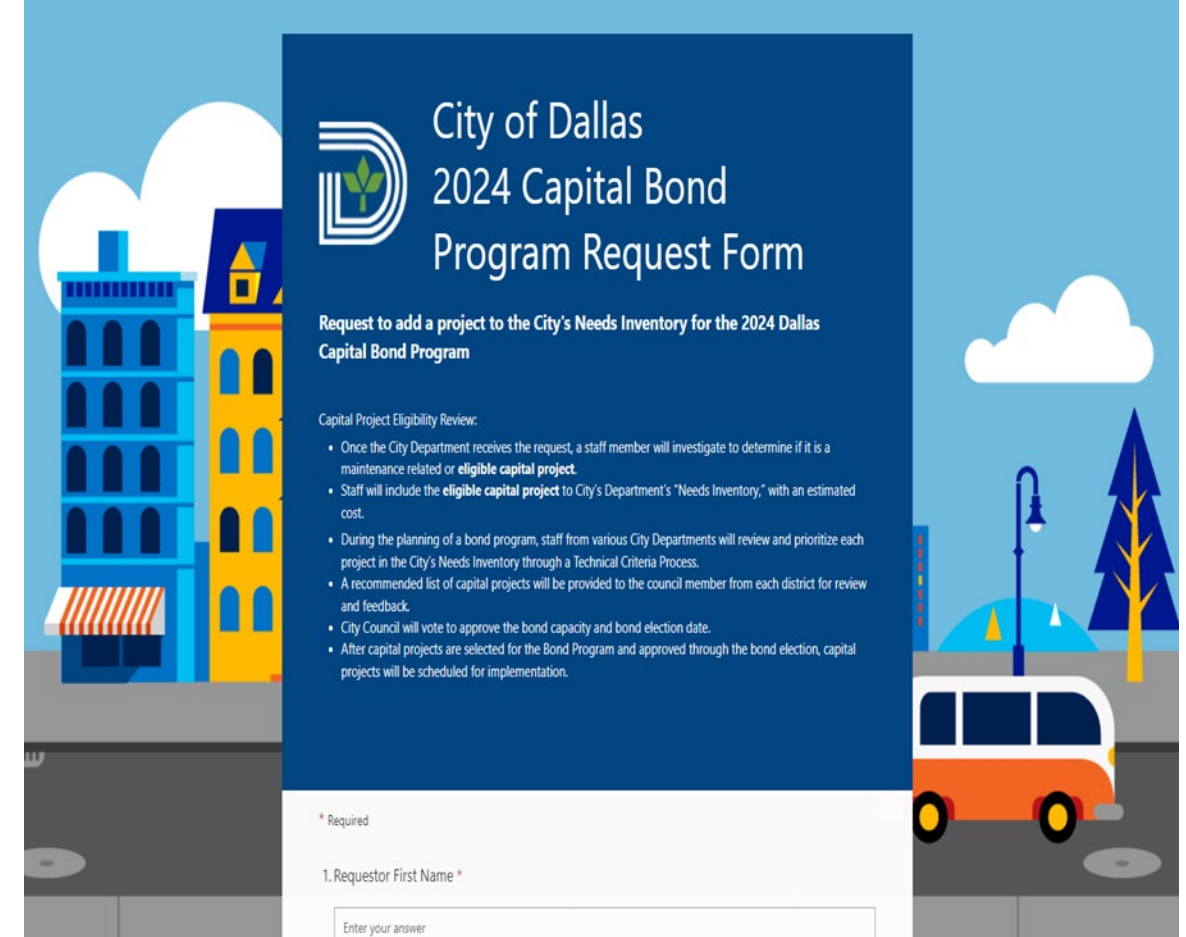
- **What is the Community Bond Task Force (CBTF)?**
 - A 15-member Task Force; Chair appointed by the Mayor and one member appointed by each Dallas City Council Member
 - Will assist the Dallas City Council in reviewing and selecting projects for consideration of the 2024 Capital Bond Program.
 - Sub-committees of 15 members each (similar representation as the CBTF) will assist to develop each proposition.
 - The CBTF, along with the City Manager, will recommend a 2024 Capital Bond Program to the City Council in Jan./Feb. 2024.
 - CBTF and Sub-committees to be appointed by March 2023; a memo was distributed to City Council with guidelines and Appointee Form in February 2023.



Planning & Development Process



The screenshot shows the official website of the City of Dallas, specifically the Office of Bond & Construction Management. The header includes the City of Dallas logo and navigation links for Resident, Visitor, Business, Government, News, and a 311 service link. Below the header is a large image of the city's modern architecture. The main content area features a sidebar with links to Home, About, 2017 Bond Program Information, 2024 Capital Bond Program Information, and Frequently Asked Questions. The main text area is titled "Office of Bond and Construction Management" and includes a "Mission" statement, contact information for the Director (Adriana Castaneda) and Executive Assistant (Atalia Anaya), and details about the Administration and Engineering and Construction Management departments. A "2024 Capital Bond Program Request Form" link is prominently displayed at the bottom.



The graphic displays the "2024 Capital Bond Program Request Form" from the City of Dallas. It features a stylized illustration of a city street with a blue building, a yellow building, a red and white striped awning, a blue sky with clouds, a blue street lamp, a blue tree, and a red and white bus. The form title is "City of Dallas 2024 Capital Bond Program Request Form". Below the title is a brief description: "Request to add a project to the City's Needs Inventory for the 2024 Dallas Capital Bond Program". The form includes a "Capital Project Eligibility Review" section with a bulleted list of requirements. At the bottom, there is a form field for "1. Requestor First Name" with a placeholder text "Enter your answer".

City of Dallas
2024 Capital Bond
Program Request Form

Request to add a project to the City's Needs Inventory for the 2024 Dallas Capital Bond Program

Capital Project Eligibility Review:

- Once the City Department receives the request, a staff member will investigate to determine if it is a maintenance related or **eligible capital project**.
- Staff will include the **eligible capital project** to City's Department's "Needs Inventory," with an estimated cost.
- During the planning of a bond program, staff from various City Departments will review and prioritize each project in the City's Needs Inventory through a Technical Criteria Process.
- A recommended list of capital projects will be provided to the council member from each district for review and feedback.
- City Council will vote to approve the bond capacity and bond election date.
- After capital projects are selected for the Bond Program and approved through the bond election, capital projects will be scheduled for implementation.

* Required

1. Requestor First Name *

Enter your answer

Email:
bondandconstructionmanagement@dallas.gov



Planning & Development Process



BCM Website QR Code



2024 Capital Bond Program Request Form
QR Code



Next Steps



Month/Year	Tasks
June 2022 - June 2023 (in-progress)	• Finalize the Technical Criteria, • City Needs Inventory, • Meetings with council districts, • Finalize a district project list for City Council feedback, • Community Engagement Strategy, • Establish Community Bond Taskforce, • Engage Office of Procurement/Small Business Center to identify opportunities for small-businesses, • Meet with contractor associations and • Meet with the American Council of Engineering Companies.
Feb./March 2023	Committee briefings on policies and technical criteria.
February 2023	Distribute CBTF Guidelines and Appointee Form to City Council.
May/June 2023	• City Council briefing to finalize technical criteria and policy considerations. • Begin monthly public outreach campaign.
July/Aug. 2023	2024 Capital Bond Program – Townhall Meetings.



Next Steps



Month/Year	Tasks
Sept./Oct. 2023	Finalize City Needs Inventory, conduct public input, select size and goals for the bond program.
Sept./Oct. 2023	City Council briefing on updated financial capacity based on Tax Year 2023 Certified Property Values.
Oct.2023/May 2024	Community Stakeholder Engagement.
November 2023	Present Proposed Bond Program Themes and Financial Capacity to City Council.
December 2023	City Council briefing of draft proposed bond program and second round of public input (1 st round of public meeting).
January 2024	City Council briefing of recommended bond program and second round of public input (2 nd round of public meeting if needed).
Jan./Feb. 2024	City Council finalizes bond program and calls the election for May 2024.
May 2024	Bond Election.





City of Dallas

2024 Capital Bond Program: Planning & Development Update

**City Council Briefing
March 1, 2023**

Jennifer Nicewander, P.E., (I) Director
Leong Lim, P. E., Assistant Director
Candi Green, Assistant Director
Efrain Trejo, Assistant Director
Bond & Construction Management