



**City of Dallas**

# **2024 Capital Bond Program Technical Criteria Infrastructure Departments**

**Transportation &  
Infrastructure Committee  
February 28, 2023**

Ali Hatefi P.E., Director - PBW  
Ghassan Khankarli, P.E., Director – TRN  
Jennifer Nicewander, P.E., (I) Director - BCM  
Matt Penk, P.E., Assistant Director- DWU  
Amani Saleh, PhD. Assistant Director - BSD

City of Dallas

# Purpose



- Provide overview of how projects are identified/scored
- Explain technical criteria to categorize and prioritize projects
- Review Technical Criteria for:
  - Public Works (PBW)
  - Dallas Water Utilities (DWU)
  - Transportation (TRN)
  - Bond & Construction Management (BCM)/Building Services Department (BSD)



# Proposed Bond Technical Criteria



## Background:

- Each Department develops their own Technical Criteria based on departmental needs/concerns
- Departments score the Needs Inventory with a maximum of an 80-point technical score
- After the technical score has been assigned the points for the 'Priority Areas-Overlays' will be assigned to each project by the Department of Data Analytics and Business Intelligence.
  - 10 points for priority overlays
  - 10 points for Equity

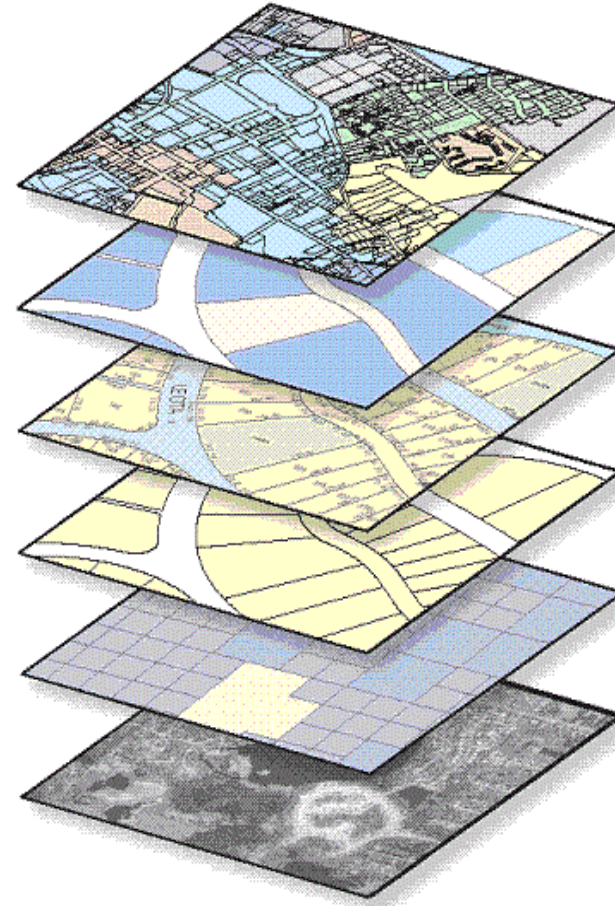
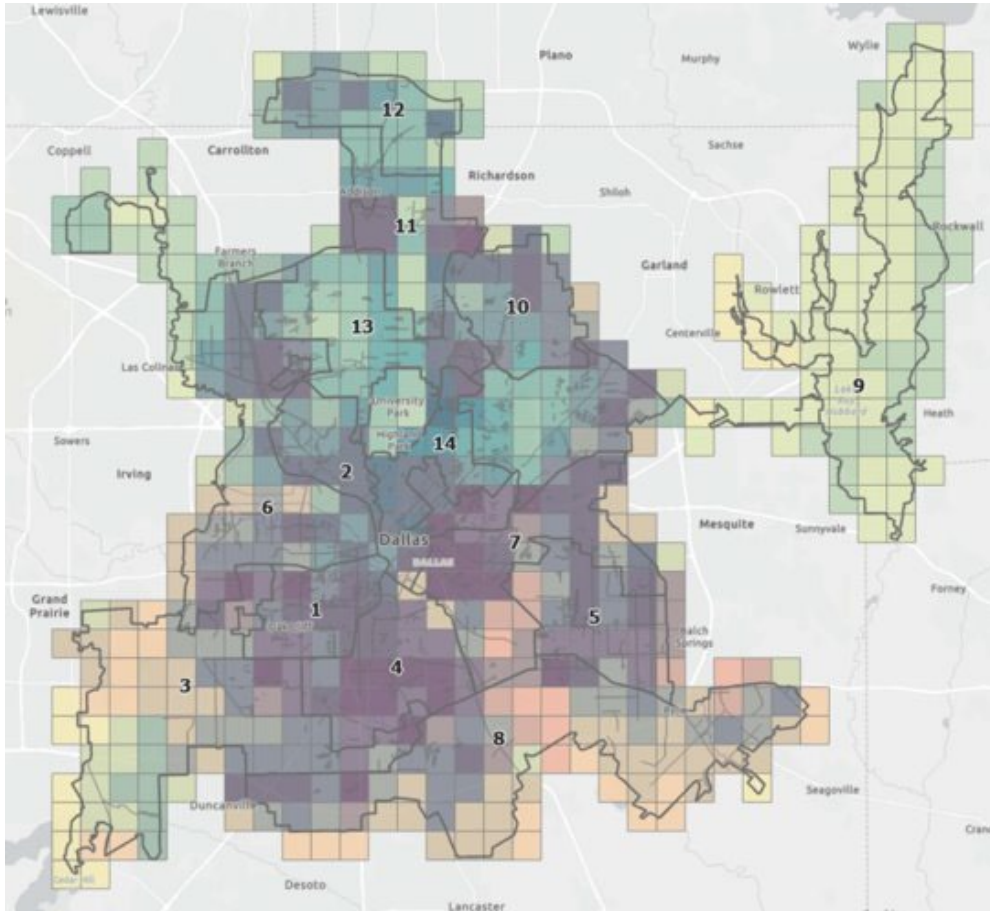




# Priority Areas – Overlay Process



- 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.





## What are technical criteria

- Set of measuring tools that City staff uses to rate projects from a technical standpoint
- Allows staff to categorize and prioritize projects objectively
- Projects are placed in the needs inventory with an initial technical score and periodically reviewed and updated by staff
- Needs inventory projects are grouped by category.



# Proposed Bond Technical Criteria



- Department of Public Works



# Proposed Bond Technical Criteria - PBW



## Improved Streets

Criteria	Maximum Points
Pavement Condition Index	50
Street Classification	15
Time in Needs Inventory	10
DWU Work Plan	5
Total Score	80

## Unimproved Streets

Criteria	Maximum Points
Pavement Condition Index	50
SWMP High Priority Areas	15
Time In Needs Inventory	10
DWU Work Plan	5
Total Score	80





## Improved Alleys Unimproved Alleys (new)

Criteria	Maximum Points
Pavement Condition Index	30
Time In Needs Inventory	20
Alley used for Rear Entry	10
Alley used for Garbage Pickup	10
Availability of Existing Right-of-Way	10
Total Score	80





# Proposed Bond Technical Criteria - PBW



## Partnerships

Criteria	Maximum Points
Outside Funding Available	50
Timeline to provide local match	20
Regionally Significant	10
Total Score	80

## Bridges & Culverts

Criteria	Maximum Points
Condition of Components	40
Critical Structural Element Evaluation	20
Street Classification	10
Outside Funding availability	10
Total Score	80



# Proposed Bond Technical Criteria



- Department of Transportation



# Proposed Bond Technical Criteria – TRN



- Intergovernmental Partnership Projects
- Traffic Signal and Technology Upgrades
- Traffic Signals - Warranted Signals
- Street Lighting
- Vision Zero/Safety
- Quiet Zones
- Complete Streets
- Strategic Corridors/Thoroughfares



# Proposed Bond Technical Criteria – TRN



- Projects will be scored and ranked within each project category. The top-scoring projects would then be selected based on the amount of funding allocated to that category.
- All project categories use the same scoring criteria, but the weighting of the criteria varies.
- The Driving Principles are the basis of the criteria. Other criteria were also added, like Preventing Critical Failure, Public Input, Project Readiness, and Operations & Maintenance (O&M) cost implications.
- All projects have a maximum of 100 points.



# Proposed Bond Technical Criteria – TRN



## Technical Scoring Criteria:

1. Overlays Score <sup>a</sup>
2. Equity Impact Assessment Tool Score <sup>a, b</sup>
3. Safety <sup>b</sup>
4. Environmental Sustainability <sup>b</sup>
5. Economic Vitality <sup>b</sup>
6. Housing <sup>b</sup>
7. Innovation <sup>b</sup>
8. Preventing Critical Failure
9. Public Input
10. Project Readiness
11. O&M Cost Implications

<sup>a</sup> Criteria that will be scored by Office of Data Analytics and Business Intelligence

<sup>b</sup> Driving Principles





# TRN Technical Scoring Criteria



	Overlays Score	Equity Score	Safety	Environ. Sustain.	Economic Vitality	Housing	Innovation	Critical Failure	Public Input	Project Readiness	O&M Costs	Total Points
<b>Intergovernmental Partnership Projects</b>	10	10	15	15	10	10	5	5	10	5	5	100
<b>Traffic Signal &amp; Technology Upgrades</b>	10	10	20	5	5	5	5	30	0	5	5	100
<b>Traffic Signals - Warranted Signals</b>	10	10	20	15	15	10	0	0	5	5	10	100
<b>Street Lighting</b>	10	10	30	10	10	5	5	5	5	5	5	100
<b>Vision Zero/Safety</b>	10	10	40	5	5	5	5	5	5	5	5	100
<b>Quiet Zones</b>	10	10	20	10	10	20	5	0	5	5	5	100
<b>Complete Streets</b>	10	10	15	20	15	5	5	0	10	5	5	100
<b>Strategic Corridors/Thoroughfares</b>	10	10	10	10	20	10	5	5	10	5	5	100



# Proposed Bond Technical Criteria



- Dallas Water Utilities





## Flood Protection and Drainage Categories

- Flood Management
- Storm Drainage Relief
- Erosion Control







## Flood Management Category

Implements recommendations from Floodplain Management Plans and studies including bridges, channels, street pump stations, stormwater dams, voluntary purchase of flood prone properties, and major maintenance.

Technical Ranking Criteria	Points
Frequency of flooding	Up to 25
Depth of flooding (100-year frequency event)	Up to 30
Depth x velocity of flow over bridges	Depth x velocity
Number of structures affected	3 points/structure
Ratio of project costs per protected structure	Up to 10

\*Raw score to be normalized to 80-point scale consistent with participating Bond departments





## Storm Drainage Relief Category

Provides drainage relief for areas served by undersized drainage systems including upgrades and/or extensions of storm drain systems, also can include repetitive loss areas.

Technical Ranking Criteria	Points
Type/effects of flooding	Up to 20 points
Frequency of flooding	Up to 25 points
Depth of 100-year flooding	Up to 30 points
Number of affected structures	3 points per structure
Ratio of cost/affected structure	Up to 10 points

\*Raw score to be normalized to 80-point scale consistent with participating Bond departments





# Proposed Bond Technical Criteria - DWU



## Erosion Control Category

Provides armoring and erosion control for public and private\*\* property along natural creeks including protection for streets, bridges, alleys, and homes.

Technical Ranking Criteria	Points
Ratio of Distance to structure/depth of erosion	Up to 40 points
Rate of creek bank loss	Up to 40 points
Ratio of cost to number of structures protected	Up to 20 points
Type of threat:	
1: Homes, garages, streets, alleys, bridges	Up to 15 points
2: Pools and other permanent structures	Up to 5 points
3: Fences, yards, privately owned retaining walls	0 points

\*Raw score to be normalized to 80-point scale consistent with participating Bond departments

\*\*1985 City Council Ordinance authorized City to provide erosion protection on private property with bond funding, subject to willing property owners/easements/etc.



# Proposed Bond Technical Criteria - DWU



## 2024 Bond Proposition Considerations

- Consider city-wide vs. neighborhood focus?
- Consider distribution of projects and funds by need category?
- Consider continuing to provide erosion control to private property? Emphasis on erosion control projects that protect public infrastructure?
- Consider purchasing flood prone properties? Properties where cost of related improvements exceeds the cost of purchase?
- Consider higher weight for ability to match/leverage other funds?



# Proposed Bond Technical Criteria



- Office of Bond and Construction Management



# Proposed Bond Technical Criteria – BCM/BSD



## City Public Facilities consists of the following:

- Public Safety Facilities (DPD and DFR)
- Library
- Cultural Facilities
- City Facilities

Technical Criteria was developed for Major Maintenance (BSD) Items and for New Buildings (BCM).



# Proposed Bond Technical Criteria – BCM



City Public Facilities New and Existing		
Criteria #	Technical Criteria	Description
1	Community & Stakeholder Support	Request from community and stakeholders for development
2	Site Acquisition Status	Site Acquisition status - Site identified and acquisition is in progress or has been acquired
3	Design Status	Design Status - consultant selected, project designed, or it is shovel ready for bids
4	Economic Vitality	Integrate development investments with land use and economic priorities to improve quality of life
5	Current Master Plan	Facility Master Plan - Comprehensive evaluation, new permanent facility will meet program needs for 30-40 years, minimum
6	Leverage Funds	Leverage Funds - Project will leverage funds such as grants or private matching funds
7	Prior Phase Complete	For multi-phase projects, if prior phase(s) has been completed
8	Safety	Improve health and safety for all new city facilities to meet 21st century challenges
9	Equity & Overlay Tool	Using Equity Impact Assessment Score and Overlay Tool





# Proposed Bond Technical Criteria – BCM



Technical Criteria for New Buildings.

<b>City Facility Scoring Sheet</b>					
<b>Project Name:</b>		<b>City Vertical New Facility Scoring Worksheet</b>			
		<i>Facility Category</i>			
<b>Criteria #</b>	<b>Criteria Description</b>	<b>Public Safety Facilities (DPD &amp; DFR)</b>	<b>Library</b>	<b>Cultural Facilities</b>	<b>City Facilities</b>
1	Community & Stakeholder Support	15	15	15	15
2	Site Acquisition Status	10	10	10	10
3	Design Status	5	5	5	5
4	Economic Vitality	10	10	10	10
5	Current Master Plan	10	10	10	10
6	Leverage Funds	10	10	10	10
7	Prior Phase Complete	10	10	10	10
8	Safety	10	10	10	10
9	Equity & Overlay Tool*	20	20	20	20
<b>Totals</b>		<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

\*City-wide initiatives that provides City leadership with a strategic framework for ongoing decision making.



# Proposed Bond Technical Criteria



- Department of Building Services



# Proposed Bond Technical Criteria – BSD



## Major Maintenance Criteria Description

- Capital expenditures needed beyond routine building maintenance and repair
  - Repairs or replacements of failed systems
  - Improvements to comply with regulations, codes, and standards
  - Projects to address health, safety, and environment-related issues
- Six technical criteria were developed to assess major maintenance needs for the 2024 Bond
  - Criteria 1-5 assessed by Building Services Department (BSD)
  - Criterion 6 is the Equity Priority Zones assessed by DABI

Criteria No.	Criteria Description	Criteria Points
<b>1</b>	<b><i>Priority Level Based on Building Condition</i></b>	<b>30</b>
	Priority 1 - Currently Critical - 30 points	
	Priority 2 - Potentially Critical (year 1) -20 points	
	Priority 3 - Necessary/ Not Yet Critical (year 2-5) -10 points	
<b>2</b>	<b>Improves O&amp;M</b>	<b>20</b>
<b>3</b>	<b>Design Status</b>	<b>5</b>
<b>4</b>	<b>Identified on 2017 Facility Condition Assessment</b>	<b>10</b>
<b>5</b>	<b>Improves Facility's Resiliency, Safety and/or CECAP goals</b>	<b>15</b>
<b>6</b>	<b>Equity and Overlay Tool (assessed by DABI)</b>	<b>20</b>
<b>TOTAL</b>		<b>100</b>



# Proposed Bond Technical Criteria – BSD



## Major Maintenance Criteria Description

Criteria No.	CRITERIA	CRITERIA DESCRIPTION
1	<b>Priority Level Based on Building Condition</b>	<p><u>Priority Level 1</u> – 30 pts; Building has failed or facing imminent closure</p> <p><u>Priority Level 2</u> – 20 pts; High risk of failure and requires extremely high O&amp;M Service life ends 1-2 years</p> <p><u>Priority Level 3</u> – 10 pts; Moderate risk Service life ending 2-5 years</p>
2	<b>Improves O&amp;M</b>	Project will reduce facility operation and maintenance cost
3	<b>Design Status</b>	Design Status - consultant selected, project designed, or is ready for bids
4	<b>Identified on the 2017 Facility Condition Assessment (FCA)</b>	The major maintenance project is identified as a need in the 2017 FCA
5	<b>Improves Facility Resiliency, Safety and/or Supports City's CECAP Goals</b>	Major maintenance project provides facility resiliency, improves weatherization, renewable energy, and/or improves security/safety



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

\*Cost Estimates include an annual 5% cost escalation.

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





# Next Steps



Month/Year	Tasks
<b>June 2022 - June 2023 (in-progress)</b>	<ul style="list-style-type: none"> <li>• Finalize the Technical Criteria,</li> <li>• City Needs Inventory,</li> <li>• Meetings with council districts,</li> <li>• Finalize a district project list for City Council feedback,</li> <li>• Community Engagement Strategy,</li> <li>• Establish Community Bond Taskforce,</li> <li>• Engage Office of Procurement/Small Business Center to identify opportunities for small-businesses,</li> <li>• Meet with contractor associations and</li> <li>• Meet with the American Council of Engineering Companies.</li> </ul>
<b>Feb./March 2023</b>	Committee briefings on policies and technical criteria.
<b>February 2023</b>	Distribute CBTF Guidelines and Appointee Form to City Council.
<b>May/June 2023</b>	<ul style="list-style-type: none"> <li>• City Council briefing to finalize technical criteria and policy considerations.</li> <li>• Begin monthly public outreach campaign.</li> </ul>
<b>July/Aug. 2023</b>	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 <sup>st</sup> round of public meeting).
January 2024	City Council briefing of recommended bond program and second round of public input (2 <sup>nd</sup> round of public meeting if needed).
January 2024*	City Council finalizes bond program and calls the election for May 2024.
May 2024	Bond Election.

- 90 days requirement to call election  
 Tentative May 4, 2024, Election date, 90-day requirement - February 3, 2024





# QUESTIONS?





**City of Dallas**

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