

# Technical Criteria and 2024 Bond Program Update

**City Council Briefing**  
**May 17, 2023**



**City of Dallas**

Jennifer Nicewander, P.E., (I) Director, BCM

Ali Hatefi P.E., Director, PBW

Ghassan Khankarli, P.E., Director, TRN

Matt Penk, P.E., Assistant Director, DWU

Amani Saleh, PhD. Assistant Director, BSD

Christina Turner-Noteware, P.E., Assistant Director, PKR

City of Dallas

# Purpose



- Provide overview of project scoring and the Needs Inventory.
- Review departmental technical criteria used to categorize/prioritize projects for:
  - Public Works (PBW),
  - Dallas Water Utilities (DWU),
  - Transportation (TRN),
  - Bond & Construction Management (BCM),
  - Building Services Department (BSD),
  - Parks.
- Provide updates and next steps for the 2024 Bond Program.



# Proposed Bond Technical Criteria



## Background:

- Each Department developed Technical Criteria based on departmental needs/concerns/expertise.
- Departments score projects in the Needs Inventory (maximum of an 80-point technical score).
- Twenty (20) points for the 'Priority Area 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

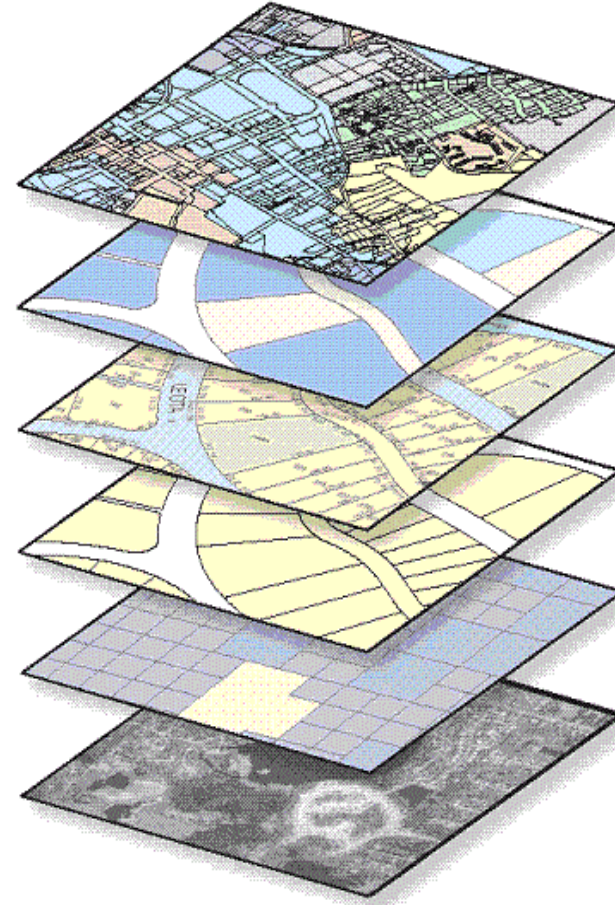
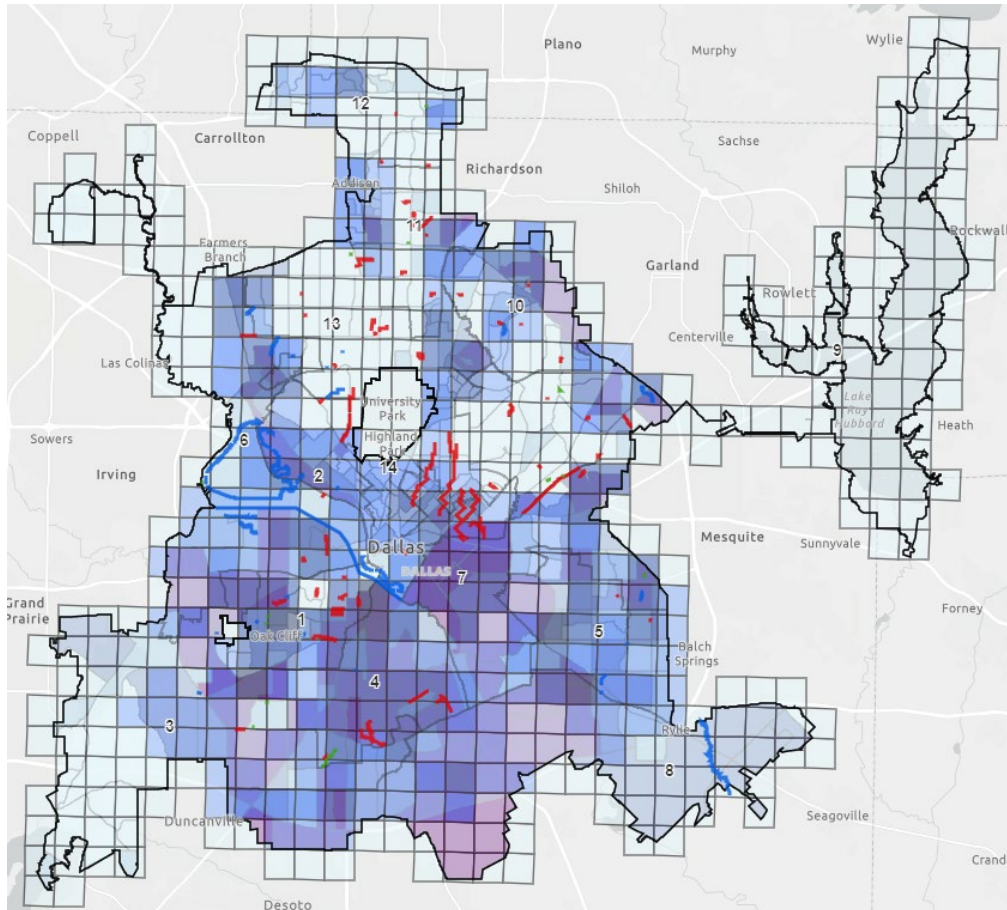




# Priority Areas – Overlay Process



- 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.



# Proposed Bond Technical Criteria



- Questions from previous Presentations:
  - High MVA but poor pavement condition, how is that treated?
    - Pavement condition consists of 50 points vs. the MVA score of 2.
  - Subjectivity concern.
    - Both overlay and the Equity scores are GIS driven.
  - Overlay points are all or nothing for all 5 categories



# Proposed Bond Technical Criteria



- Economic Development, Housing, and Homeless Solutions Propositions:
  - All non-infrastructure department lead propositions.
    - February 6, 2023 - Economic Development briefed the Eco-Dev Committee by memorandum (\$100M proposed for 2024 Bond Program),
    - April 24, 2023 - Housing briefed the Housing and Homeless Solutions Committee (\$150M proposed for 2024 Bond Program),
    - May 22, 2023 - Homeless Solutions – to brief Housing and Homeless Solutions Committee (\$35M identified need).





## Streets Proposition

# Proposed Bond Technical Criteria - PBW



Category	Pvmt Cond. Index	Street Class.	Time in Needs Inventory	DWU Work Plan	SWMP High Priority	Rear Entry	Garbage Pickup	Existing ROW Avail.	Outside Funding Avail.	Time to Provide Local Match	Region - al Signif.	Cond. of Com - ponen ts	Critical Service Disruption	Age of Struct.	Overlay & Equity Score	Total
Improved Streets	50	15	10	5											20	100
Unimproved Streets	50		10	5	15										20	100
Alleys (Improved & Unimp.)	30		20			10	10	10							20	100
Partnership									50	20	10				20	100
Bridges & Culverts		10										50	20	20	0	100





# Proposed Bond Technical Criteria



## Previous questions

- How is density addressed?
  - Street Classification, arterials get more points than local streets.
- How is traffic volume addressed?
  - Street Classification, Arterial get more points than local streets.
- How are alleys scored if they are not appropriate for sanitation pick up?
  - ROW width availability, rear entry, and in alley garbage use.





## Transportation Proposition



# TRN Technical Scoring Criteria



	Overlay & Equity Score	Safety	Environ. Sustain.	Economic Vitality	Prevent Critical Failure	Project Readiness	Future O&M Costs	TOTAL
<b>Partnership Project - Funded</b>	20	15	15	15	10	15	10	100
<b>Partnership Project - Prospective</b>	20	15	15	15	10	15	10	100
<b>Traffic Signal - Upgrade</b>	20	15	10	10	30	5	10	100
<b>Traffic Signal - Warranted Signal</b>	20	20	20	20	0	10	10	100
<b>Street Lighting</b>	20	30	15	15	0	10	10	100
<b>Vision Zero/Safety</b>	20	40	10	5	5	10	10	100
<b>Quiet Zone</b>	20	15	15	30	0	10	10	100
<b>Complete Street</b>	20	20	20	15	5	10	10	100
<b>Thoroughfare Expansion</b>	20	15	20	20	5	10	10	100





## Previous questions

- Traffic Signals – can you look at signals in the CBD as Citywide projects vs. council specific?
  - Signals on Arterials are considered Citywide projects.



## Flood Protection and Storm Drainage Proposition





# Proposed Bond Technical Criteria - DWU



## Flood Protection and Storm Drainage Category

Category	Frequency of Flooding	Depth of Flooding	Depth x Velocity	No. of Structures	Ratio of project Costs Per Protected Structure.	Type/ Effects of Flooding	Depth of 100-yr Flood	Ratio of Bank Distance to Structure/ Depth of Creek	Rate of Bank Loss	Ratio of Cost/ # Structures Protected	Type of Threat
Flood Management	25	30		3x# of Structure	10						
Storm Drainage Relief	25			3x# of Structure	10	20	30				
Erosion Control								40	40	20	15

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





## Previous questions

- Is 100-yr storm still appropriate?
  - Yes – how a 100-year storm is defined is updated periodically.
- Erosion control – Erosion control projects are funded through bond funds based on a previously approved Council Resolution.



## Critical Facilities Propositions – New Build, Replacement, and Rehabilitation



# Proposed Bond Technical Criteria – BCM



## Technical Criteria for New, Replacement and Rehabilitation

Criteria No.	Technical Criteria	Description	Max Score
1	Community & Stakeholder Support	Request from Community and Stakeholders for development	15
2	Site Acquisition Status	Site identified and acquisition is in progress or has been acquired	10
3	Design Status	Consultant selected, project designed or is shovel ready for bids	5
4	Economic Vitality	Integrate development investments with land use and economic priorities to improve quality of life	10
5	Current Master Plan	Comprehensive evaluation, new permanent facility will meet program needs for 30-40 years.	10
6	Leverage Funds	Project will leverage funds such as grants or private matching funds	10
7	Prior Phase Complete	for multi-phase projects, if prior phase(s) has been completed	10
8	Safety	Address health and safety issues identified in current facilities and to meet 21st century challenges.	10
9	Equity & Overlay Tool	Citywide initiative that provides the framework for utilizing the Equity Impact Assessment Score and multilayer overlay tool.	20
Total Possible Score			100

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





## Previous questions

- Evaluating for surplus buildings?
  - Buildings are evaluated based on the condition and other technical criteria. The buildings surplus status is not a consideration.





## Critical Facilities Proposition – Major Maintenance



# Proposed Bond Technical Criteria – BSD



## Major Maintenance Criteria Description

Criteria No.	Technical Criteria	Max Score
1	Priority Level Based on Building Condition 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	30
2	Improves O&M	20
3	Design Plans Status	5
4	Identified on 2017 Facility Condition Assessment	10
5	Improves Facility's Resiliency, safety and/ or CECAP goals	15
6	Equity & Overlay Tool	20
Total Possible Score		100





## Parks Proposition

# Proposed Bond Technical Criteria – Parks



## Parks Department Criteria

Criteria No.	Technical Criteria	Max Score
Technical Criteria Optional Criteria Equity Score	The technical criteria is used to help prioritize projects within the same category only. (Parks, Trails, Site Development, Playgrounds, Aquatics, Service Centers, Recreation Centers, Amenities, Land Acquisition, etc.)	50
	Criteria Based on Council and Citizen Driven Priorities	25
	Social Vulnerability, Park Access and/or Park Investment	25
	<b>Total Possible Score</b>	<b>100</b>



# 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.





# Past Bond - Allocations



Proposition	2003	2006	2012	2017	Grand Total
Streets & Transportation	\$266,860,000	\$390,420,000	\$260,625,000	\$533,981,000	<b>\$1,451,886,000</b>
Flood & Drainage	\$16,435,000	\$334,215,000	\$326,375,000	\$48,750,000	<b>\$725,775,000</b>
Parks	\$100,520,000	\$343,230,000		\$261,807,000	<b>\$705,557,000</b>
Economic Development	\$9,200,000	\$70,680,000	\$55,000,000	\$41,300,000	<b>\$176,180,000</b>
Public Safety	\$43,220,000	\$63,625,000		\$32,081,000	<b>\$138,926,000</b>
Library Facilities	\$55,525,000	\$46,200,000		\$15,589,000	<b>\$117,314,000</b>
City Facilities	\$52,580,000	\$42,695,000		\$18,157,000	<b>\$113,432,000</b>
Cultural facilities	\$28,910,000	\$60,855,000		\$14,235,000	<b>\$104,000,000</b>
Fair Park				\$50,000,000	<b>\$50,000,000</b>
Homelessness	\$3,000,000			\$20,000,000	<b>\$23,000,000</b>
Housing	\$3,030,000	\$1,500,000		\$14,100,000	<b>\$18,630,000</b>
<b>Grand Total</b>	<b>\$579,280,000</b>	<b>\$1,353,420,000</b>	<b>\$642,000,000</b>	<b>\$1,050,000,000</b>	<b>\$3,624,700,000</b>



# Proposed Bond - Allocations



Proposition	From Needs Inventory	Previously Presented to Council	Average Council Input
<b>Streets</b>	\$3,439,750,645	\$485,000,000	\$372,500,000
<b>Transportation</b>	\$2,208,267,337	\$50,000,000	\$46,250,000
<b>Park &amp; Recreation</b>	\$2,834,979,024	\$125,000,000	\$156,250,000
<b>Flood Management, Storm Drainage and Erosion Control</b>	\$2,470,803,500	\$35,000,000	\$62,500,000
<b>Housing Infrastructure</b>		\$125,000,000	\$156,250,000
<b>Library Facilities</b>	\$83,780,700	\$15,000,000	\$21,500,000
<b>Cultural and Performing Arts Facilities</b>	\$120,837,456	\$15,000,000	\$40,000,000
<b>Public Safety Facilities</b>	\$727,781,149	\$25,000,000	\$57,500,000
<b>City Facilities</b>	\$241,153,704	\$25,000,000	\$27,500,000
<b>Economic Development</b>		\$100,000,000	\$52,500,000
<b>Homeless Assistance Facilities</b>			\$7,500,000
<b>Police Training Facility</b>			\$0
<b>Fire Training Facility</b>			\$0
<b>Fair Park</b>			\$0
<b>Information Technology</b>			\$7,500,000
<b>Court Facilities</b>	\$107,638,793		
<b>Total</b>	<b>\$12,234,992,308</b>	<b>\$1,000,000,000</b>	<b>\$1,007,750,000</b>



# 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>• Complete and Present City Needs Inventory,</li> <li>• Meetings with council districts,</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 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 on technical criteria.</li> <li>• Begin monthly public outreach campaign.</li> </ul>
<b>May - September 2023</b>	2024 Community Bond Task Force meetings (May, June & August) Capital Bond Program – Townhall Meetings (September)



# Next Steps



Month/Year	Tasks
September 2023	Budget & Management Services, Finalizes themes and bonding capacity.
Sept./Oct. 2023	Finalize City Needs Inventory Briefing & Briefing for Council to 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	CBTF finalizes list of Recommended Projects. Present Proposed Bond Program Themes and Financial Capacity to City Council.
December 2023	City Council briefing by City Manager and CBTF Chair of Draft Proposed 2024 Bond Program. Public Hearing to receive comments regarding the 2024 Bond Program
January 2024	Public Hearing to receive comments regarding the 2024 Bond Program (if needed). City Council Briefing of recommended Bond Program.
January 2024	City Council finalizes bond program and calls the election for May 2024. For a May 4, 2024, Election, 90-days before would be February 3, 2024. Council Meeting Prior to February 3, 2024, is January 24, 2024
May 2024	Bond Election.



- **Previous question:**
- Why not a November 2024 Bond Program?
  - Higher cost of election due to Presidential election and higher number of entities (Dallas County and others) that participate in November elections.
- Increasing construction costs.
  - In the past 3 years, TxDOT's Concrete (Item 360) has increase 17%.
  - Public Works recent increased unit prices.



# Questions/Discussion

# Technical Criteria and 2024 Bond Program Update

**City Council Briefing  
May 17, 2023**



**City of Dallas**

Jennifer Nicewander, P.E., (I) Director, BCM

Ali Hatefi P.E., Director, PBW

Ghassan Khankarli, P.E., Director, TRN

Matt Penk, P.E., Assistant Director, DWU

Amani Saleh, PhD. Assistant Director, BSD

Christina Turner-Noteware, P.E., Assistant Director, PKR

City of Dallas