

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE February 14, 2014

Honorable Members of the Arts, Culture & Libraries Committee:
TO Monica R. Alonzo (Vice Chair), Vonciel Jones Hill, Jerry R. Allen, Carolyn R. Davis,
Jennifer Staubach Gates

SUBJECT Arts, Culture & Libraries Committee Meeting Agenda

Tuesday, February 18, 2014, 3:00 p.m.

Dallas City Hall – 6ES, 1500 Marilla St., Dallas, TX 75201

The agenda for the meeting is as follows:

- | | |
|---|---|
| 1. Call to Order | Philip T. Kingston
Chair |
| 2. Approval of January 21, 2014 Minutes | Philip T. Kingston
Chair |
| 3. Proposed Strategic Plan FY 2015 - 2017 | LaToya Jackson
Asst. Dir., Strategic Customer Services |
| 4. Cultural Facilities Overview and Needs
Inventory Update | Rick Galceran
Director, Public Works |

Upcoming Agenda Items

- | | |
|---|-------------------------------------|
| 5. Authorize Service Contract for Library Shelving
For the Highland Hills Branch - Council Agenda
February 26, 2014 | Jo Giudice
Director of Libraries |
| 6. Adjourn | Philip T. Kingston
Chair |

Philip T. Kingston
Philip T. Kingston
Chair

Public Notice

140193

POSTED CITY SECRETARY
DALLAS, TX

DATE February 18, 2014
SUBJECT Arts, Culture & Libraries Committee Meeting Agenda
PAGE 2 of 2

cc: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager

NOTICE: A quorum of the Dallas City Council may attend this Council committee meeting.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

Memorandum



CITY OF DALLAS

DATE February 14, 2014

TO Honorable Members of the Arts, Culture & Libraries Committee:
Philip T. Kingston (Chair), Monica R. Alonzo (Vice Chair),
Vonciel Hill Jones, Jerry R. Allen, Carolyn R. Davis, Jennifer Staubach Gates

SUBJECT Cultural Facilities Overview and Needs Inventory Update Briefing

On February 18, 2014, you will be briefed on the Cultural Facilities Overview and Needs Inventory Update Briefing. The briefing materials are attached for your review.

Please let me know if you have any questions or need additional information.

A handwritten signature in cursive script, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.
Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. González, City Manager
Warren M. S. Ernst, City Attorney
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Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager- Mayor and Council Office

Cultural Facilities

OVERVIEW AND NEEDS INVENTORY UPDATE

Briefing to Arts, Culture and Libraries Committee
February 18, 2014



Purpose

- Provide overview of city-owned cultural facilities
- Provide information on:
 - Operations and maintenance
 - Energy efficiency projects
 - Status of 2006 bond program
 - Needs Inventory
- Discuss next steps

Cultural Facilities include:



- Office of Cultural Affairs (OCA) manages more than 1.5 million sq. ft. dedicated to arts and cultural functions
 - 13 facilities through private/public partnerships with non-profit cultural organizations—some partnerships have more than one facility
 - 7 Cultural Centers operated by OCA
 - 2 facilities in transition
 - Science Place/IMAX and Science Place II operated by the Museum of Nature and Science until 2013
- In addition:
 - Women’s Museum is now a Park and Recreation facility
 - Black box theaters are managed by the library department

City-Operated Cultural Centers

- Majestic Theatre
- Bath House Cultural Center
- South Dallas Cultural Center
 - Coordinates programming for **Juanita Craft Civil Rights House**
- Meyerson Symphony Center
- Latino Cultural Center
- Oak Cliff Cultural Center
- Dallas City Performance Hall

City-owned cultural facilities



Dallas Heritage Village

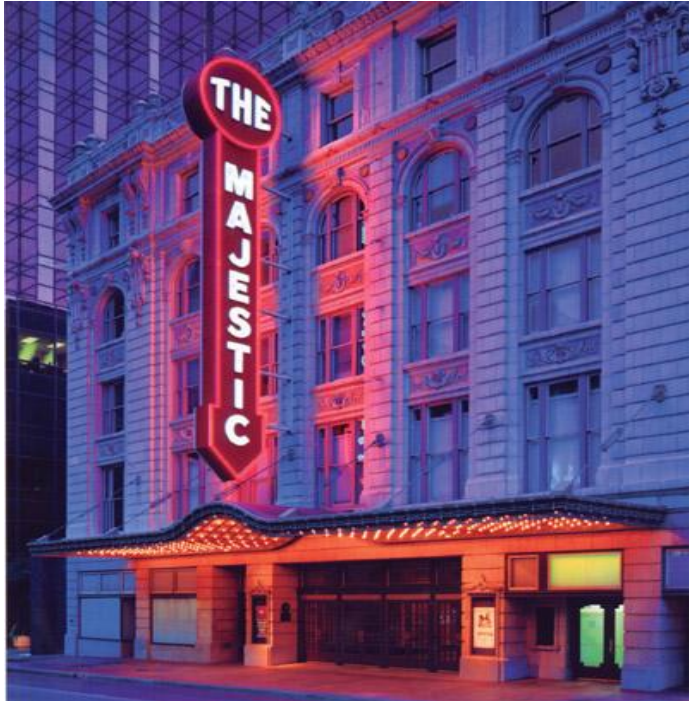
- 13-acre village history museum portraying life in North Texas from 1840–1910
- The 38 historic structures have been relocated from sites around North Texas
- The facility is managed by the Dallas County Heritage Society



Sammons Center for the Arts

- Originally Dallas Water Utilities Turtle Creek Pump Station
- Built in 1909
- Renovated in 1981 through a public/private partnership into the Sammons Center for the Arts

City-owned cultural facilities



Majestic Theater

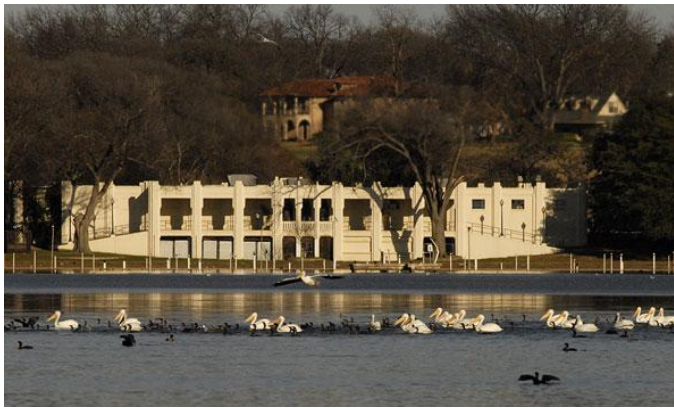
- Designed by architect John Eberson
- Built in 1921
- Re-opened in 1983
- Managed by Office of Cultural Affairs



Music Hall

- 75,300 sq. ft. facility – largest enclosed performing arts venue in Dallas – 3,420 seats
- Designed by Dallas architects Lang & Witchell in 1925
- Expanded by Jarvis Putty Jarvis in 1972
- Managed by DSM Management Group

City-owned cultural facilities



Bath House

- 10,640 sq. ft. facility
- Designed by Carson & Linskie
- One of the earliest Art Deco buildings in Texas
- Built by the Dallas Park Board in 1930
- Renovated into a cultural center in 1981
- Managed by Office of Cultural Affairs



Dallas Black Dance Theater – DBDT

- 32,000 sq. ft., built in 1930
- Designed by Dallas architects Ralph Bryan and Walter Sharp
- DBDT purchased building in 1999 and transferred deed to City as part of a public/private partnership to renovate facility in 2005
- Re-opened in 2008

City-owned cultural facilities



Perot Museum of Nature and Science at Fair Park

- 32,875 sq. ft. building completed in 1936
- Designed by Mark Lemmon and Clyde Griesenbeck
- First of cultural facilities that George Dahl envisioned as legacy of 1936 Texas Centennial Exposition



Science Place II

- Built in 1936
- Design is blend of Georgian and Colonial influences with modern classic architecture
- Building currently in transition

City-owned cultural facilities



Science Place/IMAX

- 112,425 sq. ft. – built in 1936 as Dallas Museum of Fine Arts
- Expanded in 1996 with addition of IMAX theater
- Originally designed by a consortium of Dallas architects: DeWitt & Washburn, Herbert M. Greene, LaRoche & Dahl, Ralph Bryan, Henry Coke Knight and Paul Philippe Cret
- Building currently in transition

Hall of State

- 50,570 sq. ft. – built in 1936
- Designed by San Antonio architects Adams & Adams
- Centerpiece of Texas Centennial Exposition
- Building is home of the Dallas Historical Society



City-owned cultural facilities



Kalita Humphreys Theatre

- 33,000 sq. ft. theater
- Designed by American architect Frank Lloyd Wright
- Only built stand-alone theater by Wright
- Built by the Dallas Theater Center in 1959
- Home of Dallas Theater Center
- Transferred to City ownership in the 1970s



The Heldt Administration Building

- 30,000 sq. ft. facility
- Designed by Dallas architect Art Rogers
- Completed in 1990
- Office, rehearsal and costume shop support space for Kalita Humphreys Theater

City-owned cultural facilities



Black Academy of Arts and Letters

- Designed by Dallas architect George Dahl
- Housed in original 1957 section of the Kay Bailey Hutchison Convention Center Dallas
- that was
- 1,800 seat theater and 250 seat café theater



Dallas Museum of Art

- 528,000 sq. ft. facility
- Designed by AIA Gold Medal recipient Edward Larrabee Barnes
- First opened in 1984 with subsequent addition in 1993
- Funded through public/private partnership between City of Dallas and Dallas Museum of Art, a non-profit corporation

City-owned cultural facilities



South Dallas Cultural Center

- 24,000 sq. ft. facility
- First opened in 1988
- Re-opened in 2008 after extensive renovation and expansion
- Features 120-seat black box theater, with space for dance, music classes, and gallery/multipurpose room and digital recording studio
- Managed by Office of Cultural Affairs



Juanita Craft Civil Rights House

- 900 sq. ft. one-story frame house was the home of Juanita Craft, one of Dallas' most significant civil rights figures and the first African American woman to serve on the Dallas City Council
- Built in 1920
- Programming coordination through South Dallas Cultural Center

City-owned cultural facilities



Morton H. Meyerson Symphony Center

- 400,000 sq. ft. facility
- Designed by Pritzker Prize winner architect I.M. Pei
- Opened in 1989 – considered one of the finest music halls in the world
- Funded through a public/private partnership between the City of Dallas and the Dallas Symphony Association, a nonprofit corporation



African American Museum

- 15,000 sq. ft. facility
- Designed by Dallas architect Arthur Rogers in 1993
- Public/private partnership

City-owned cultural facilities



Latino Cultural Center

- 27,000 sq. ft. facility
- Designed by renowned Mexican architect and AIA Gold Medal recipient Ricardo Legorreta
- Opened in 2003
- Built through public/private partnership
- Managed by Office of Cultural Affairs



Margo and Bill Winspear Opera House

- Designed by Pritzker Prize winning architect Norman Foster and Foster + Partners
- 2,200 seat hall
- Opened in October 2009
- Home of The Dallas Opera, Texas Ballet Theater, a Broadway series, and other local and international arts presentations

City-owned cultural facilities



Dee and Charles Wyly Theatre

- Designed by REX/OMA, Joshua Prince-Ramus (partner in charge) and Pritzker Prize-winning architect Rem Koolhaas
- Opened in October 2009
- The 575-seat theatre is home of the Dallas Theatre Center, Dallas Black Dance Theatre, and Anita N. Martínez Ballet Folklórico



Strauss Square

- Designed by the internationally renowned firm Foster + Partners
- Dedicated in September 2010
- Accommodates audiences up to 2,000

City-owned cultural facilities



Oak Cliff Cultural Center

- 5,000 sq. ft. storefront on Jefferson Avenue, adjacent to the historic Texas Theater
- Inaugurated in August 2010
- Community arts center with space for dance, music classes and a gallery/multipurpose room
- Managed by Office of Cultural Affairs



Dallas City Performance Hall

- 40,000 s.f. initial phase
- Designed by the iconic American architectural firm SOM (Skidmore Owings Merrill)
- Opened October 2012
- 750-seat hall
- Managed by Office of Cultural Affairs

Buildings of Cultural Facilities

- Have both historical and architectural significance
- Aging infrastructure requires continuous attention:
 - Maintenance, repair and/or update of facility systems: structure, vertical transportation, roofing, mechanical/electrical, building envelope
 - Optimization of facility performance through building controls, automation and energy efficiency measures
 - Update of communications and network systems
- Two are over 100 years old
- Ten are between 55 and 94 years old – 42%
- Five are between 20 and 30 years old – 21%
- Seven have been built over the past 10 years – 29%
- Last full facility condition assessment conducted in 2008

Operations and Maintenance

CULTURAL FACILITY	CITY OPERATED	CITY PROVIDES ROUTINE MAINT	CITY PROVIDES MM*	PPP*	CITY PAYS ELECTRICITY	ENERGY PROJECTS OVER PAST 5 YEARS
Dallas Heritage Village			X		X	X
Sammons Center for the Arts				X		
Juanita Craft Civil Rights House	X	X	X		X	
Majestic Theater	X	X	X		X	X
Music Hall			X	X		X
Bath House	X	X	X		X	
Dallas Black Dance Theater			X	X		
Perot Museum of Nature and Science at Fair Park		X	X	X	X	X
Science Place / IMAX		X	X		X	X
Hall of State		X	X	X	X	X
Black Academy of Arts and Letters		X	X	X	X	X
Kalita Humphreys Theatre		X	X	X	X	X
Dallas Museum of Art		X	X	X	X	X
South Dallas Cultural Center	X	X	X		X	
Morton H. Meyerson Symphony Center	X	X	X		X	
Heldt Administration Building		X	X	X	X	
African American Museum		X	X	X	X	X
Latino Cultural Center	X	X	X		X	X
Margo and Bill Winspear Opera House				X	X	
Dee and Charles Wyly Theatre				X	X	
Strauss Square				X	X	
Oak Cliff Cultural Center	X	X	X		X	
Dallas City Performance Hall	X	X	X		X	

*MM=Major Maintenance

*PPP=Public Private Partnership

City-owned cultural facilities

- City provides routine maintenance and/or major maintenance, including payment or reimbursement of electricity cost to over **70%** of the facilities
- OCA electricity budget= +\$3.5M
 - Energy efficiency projects lower operation costs and improve building performance
 - Since 2008, completed projects and negotiated energy rates have resulted in a 9.93 KWH consumption reduction and \$1.44 M in savings

Energy Efficiency Projects

CULTURAL FACILITY	YR BUILT	ENERGY EFFICIENCY PROJECTS SINCE 2008
Dallas Heritage Village	1840-1910	ARRA HVAC/Lighting Upgrades various structures
Majestic Theater	1921	Chiller Replacement and partial control modifications (2006 Bond/ARRA)
Music Hall	1925	ARRA Cooling Tower and Lighting
Perot Museum of Nature and Science at Fair Park	1936	2014 HVAC Upgrade (2006 Bond)
Science Place II and IMAX	1936	Chiller Replacement (2006 Bond)
Hall of State	1936	HVAC and lighting (2006 Bond)
Black Academy of Arts and Letters	1957	Included in convention center performance contract
Kalita Humphreys Theatre	1959	2014 HVAC Upgrade (2006 Bond)
Dallas Museum of Art	1984	Performance Contract
Morton H. Meyerson Symphony Center	1989	Energy management system (2006 bond)
African American Museum	1993	HVAC Replacement and Control Upgrades (2006 Bond)
Latino Cultural Center	2003	ARRA Lighting Upgrade
City Performance Hall	2012	Designed to LEED standards

Status of 2006 Bond Program Projects

African American Museum - Exterior Door*	Major Maintenance	Completed
African American Museum @ Fair Park - Repair water infiltration	Major Maintenance	Completed
African American Museum @ Fair Park - Replace HVAC	Major Maintenance	Completed
African American Museum @ Fair Park - Roof Replacement	Roof Replacement	Completed
Asian American Cultural Center	Category: Study	Completed
City Performance Hall	Cultural Arts Facilities	Completed
Dallas Heritage Village – Renovation (various projects)	Renovation	Under Award - Construction
Dallas Heritage Village (Old City Park) - Security and fire alarm system	Major Maintenance	Completed
Dallas Museum of Art - Design Fire alarm system	Major Maintenance	Completed
Dallas Museum of Art - Repair paving@Sculpture Garden	Major Maintenance	On Hold
Dallas Museum of Natural History @ Fair Park - Replace HVAC	Major Maintenance	Design in-house 2014
Dallas Museum of Natural History @ Fair Park - Roof Replacement	Roof Replacement	Design award 3-26-2014
Dallas Museum of Natural History @ Fair Park - Waterproofing	Major Maintenance	Design award 3-26-2014
Dallas Theater Center – Boiler*	Major Maintenance	Completed
Dallas Theater Center - Catwalk and Grid Study at Kalita Humphrey	Category: Study	Completed
Dallas Theater Center - Master Plan	Master Plan	Completed
Dallas Theater Center - Replace HVAC	Major Maintenance	Design award April 9, 2014
Hall of State @ Fair Park - Renovate building/repair damage/chillers	Major Maintenance	Completed
Latino Cultural Center - Phase II - Design	Cultural Arts Facilities	On Hold
Latino Cultural Center - Phase II - Priority 1 - Black Box Theater	Cultural Arts Facilities	On Hold
Latino Cultural Center Repairs*	Major Maintenance	Completed
Majestic Theater Center – Replaced chillers	Major Maintenance	Completed
Majestic Theater Center - Roof Replacement	Roof Replacement	Completed
Morton H. Meyerson – Energy Management*	Energy Management	Completed
Morton H. Meyerson – Exterior Envelope*	Major Maintenance	Completed
Morton H. Meyerson Symphony Center - Extend existing stage	Renovation	On Hold
South Dallas Cultural Center - Roof Replacement	Roof Replacement	Completed
Women's Museum - Water infiltration*	Major Maintenance	Completed

*Projects created from re-programmed savings

Maintenance and Needs Inventory

- OCA budget—approx. \$300K/YR for building maintenance issues not covered by EBS (i.e., specialized theatrical systems, fire and security alarms, landscape services)
- EBS budget includes preventive maintenance and minor repairs in cultural facilities
- Convention and Event Services budget includes maintenance and capital improvements of Black Academy of Arts and Letters

Maintenance and Needs Inventory

- New planned facilities, capital improvements or major maintenance needs are contained and identified in a “Needs Inventory” list
 - Public Works maintains the list;
 - Needs inventory is an ongoing collaborative, multi-departmental process;
 - Currently, in the process of updating both needs and estimates for next scheduled bond program

Needs Inventory –New Construction

Community Cultural Master Plan	Community Cultural Master Plan: Conduct master planning for cultural facilities and cultural policy to update Facilities Master Plan completed in 2001	\$432,000
Asian American Cultural Center	Land Acquisition, design and Construction of a New Asian American Cultural Center, approx. 44,000 s.f., including Performance Auditorium, Multi-Purpose Space, Gallery and Outdoor Performance Space. Cost Includes design and Owner Infrastructure Costs. In accordance with public/private partnership requirement	\$27,555,000
City Performance Hall Phase 2	Design and Construction of 82,700 sq. ft of performance spaces which includes two 200 seat flexible theaters, art gallery, two classrooms and two rehearsal halls, along with the required support spaces and public amenities	\$58,799,844
Dallas Heritage Village Expansion	Education and Visitor Center at Old City Park to house Old City Park's education functions, visitor services, and administrative offices. 22,000 s.f. In accordance with public/private partnership, Public Funding will be \$10.7 Mil, Private funding \$7.2 Mil	\$10,700,000
Dallas Museum of Art	Addition to parking garage, North entry, Courtyard, and Landscaping	\$19,612,500

Needs Inventory –New Construction

Fair Park - Dallas Historical Society Expansion	Design and construction of expansion of Hall of Petroleum. Total Cost, \$12,000,000; City contribution, \$8,400,000 (2005 Dollars)	\$9,083,407
Juanita Craft Civil Rights House	Design and construction for expansion of existing facility. 1,564 sq. ft. addition to include classroom, storage located at 2618 Warren. Total cost funded by City is \$197,018	\$213,047
Kalita Humphreys Theater – Phase 1	Rehabilitation of the Historic Kalita Humphreys Theater. Restoration and Rehabilitation also includes equipment and modifications and site work for compliant access. 2010 estimated amount was \$16.54M x 12% inflation increase since last estimate \$18.53M	\$18,530,000
Phase 2	Replacement of the annex building located adjacent to The Historic Kalita Humphreys Theater that includes support facilities and a visitor center for the Kalita Humphreys Theater, in accordance with the master plan. 2010 estimated amount was \$5.85M x 12% inflation increase since last estimate \$6.55M	\$6,550,000
Phase 3	A new expansion building for performing arts with parking located uphill from existing Kalita Humphreys Theater, in accordance with the master plan. 2010 estimated amount was \$2.6M x 12% inflation increase since last estimate \$2.9M	\$2,900,000

Needs Inventory –New Construction

Latino Cultural Center Phase 2 B	Construction of the Visual Arts Galleries, Workroom, Music Rehearsal, Back of House, Site infrastructure, Utility relocation and support spaces. Total project cost estimated at \$8,500,000. City participation, \$4,500,000, Private participation, \$3,000,000.	\$4,500,000
Phase 2 C	Construction of the Arts Education Center, classrooms for dance, music, visual and multi-disciplinary art, support spaces, Pedestrian mall walkway and parking reconfiguration. Public Funding,\$5,700,000, Private Funding \$3,800,000.,	\$5,700,000
Oak Cliff Cultural Center	Oak Cliff Cultural Center Expansion - Acquisition, expansion and renovation of property adjacent to the existing Oak Cliff Cultural Center.	\$3,000,000
Sammons Center for the Arts	Design and construction of a 50,000 sq. ft. arts incubator, spaces to include offices, rehearsal space, conference center, multipurpose space, and possibly a black box. Total Cost \$15,000,000; City participation \$2,000,000	\$2,000,000
	Total New Construction=	\$128,343,298

Needs Inventory – Major Maintenance

African American Museum	Replace roof	\$360,000
	Investigate and repair water infiltration	\$520,000
Arts District Urban Design Improvements	District portals; Flora Street Urban Design Improvements consisting of new light fixtures, canopy trees and streetscape; Flora and Pearl Intersection Pedestrian Walkway, renovate Woodall at Routh underpass	\$15,500,000
Bath House Cultural Center	Upgrade public bathrooms in the venue	\$150,000
	Basement waterproofing/build out	\$1,000,000
Black Academy of Arts and Letters	New Elevator, asbestos abatement and new infrastructure	\$500,000
	Bathroom remodel all levels	\$250,000
	Furniture replacement in dressing rooms	TBD
	Repair sculpture (art in public spaces)	TBD
	Replace theatre seating	\$360,000

Needs Inventory – Major Maintenance

Dallas Heritage Village	Dallas Heritage Village - Refurbishment and Renovation of historic houses.	\$1,000,000
Dallas Museum of Art	Elevator upgrades and repairs throughout building (freight and passenger)	TBD
	Improve Fire Suppression System in Levels 1, 2 and 3 (redesign and upgrade current coverage footprint, install new technology where applicable, repair/replace as needed)	\$3,000,000
	Repair and renovate Carpentry and Mount workshop to ensure code compliance and OSHA regulations	\$100,000
	Textile art storage renovation and expansion / renovate storage capabilities to increase object storage, improve access and provide additional protections to the collections for long-term storage/safety. (60/40 Cultural Policy split with nonprofit partner)	\$875,000
	Upgrade and waterproof 1717 kitchen and provide enhanced waterproofing and floor finishes to protect gallery space below. (60/40 Cultural Policy split with nonprofit partner)	\$350,000
	LED light retrofit project	TBD

Needs Inventory – Major Maintenance

Dallas Museum of Art	Perimeter building lighting and outdoor signage and way finding; repair, renovate and add lighting and signage around perimeter of the building to enhance visitor safety, legibility, access and security	\$1,000,000
	Decommission ice storage plant and remove	\$350,000
	Enhance security system (new cameras, upgrade to existing technology to ensure protection of City property and other collection)	\$350,000
	Repair and replace mechanical systems for shipping docks (art dock and regular loading dock)	\$40,000
	Building drainage / foundation / perimeter repair and waterproofing to fix current and perspective water penetration, bring hardscape up to grade with building structure; replace broken and sunken perimeter stonework.	\$1,000,000
	Install crash bars and repair gasketing of exterior doors to resolve temperature, wind and moisture control issues currently existing in the building	\$50,000

Needs Inventory – Major Maintenance

Dallas Theater Center	Upgrade fire alarm system to allow monitoring of fire panel	\$109,830
Hall of State	Renovation of the Hall of State located at Fair Park that includes exterior repair and renovations, waterproofing, exterior drainage and lighting.	\$4,700,000
Latino Cultural Center	Upgrade the sound and lighting systems.	\$500,000
Majestic Theater	Exterior façade failing; requires restoration and waterproofing; signage repairs	\$1,995,000
	Add at least 1 public elevator in venue and upgrade existing single elevator	TBD
	Replace fire curtain	TBD
	Upgrade public restrooms throughout venue (last done in the 1970s)	TBD
	Upgrade electrical and lighting on 5th Floor	\$172,590

Needs Inventory – Major Maintenance

Majestic Theater	Replace theatrical lighting and cyclorama and upgrade electrical system and A/V systems throughout venue	\$450,000
	HVAC Systems replacement new design and building automation controls	\$2,250,000
	Replace carpeting throughout public spaces of the venue (last done in 1970s)	\$300,000
	Repair sanitary sewer line	\$25,000
Meyerson Symphony	elevator modernization	\$600,000
	Replace roof	\$550,000
	Decommission cold water storage system and remove	\$100,000
	Replace all HVAC equipment (heating, cooling, humidity control, etc.)	\$10,000,000
	Install new building automation control systems	\$750,000

Needs Inventory – Major Maintenance

Meyerson Symphony Center	Replace drain lines and floor drains	\$100,000
	Replace all reverb door actuators and control systems	\$700,000
	Renew building envelope (water intrusion through glass, walls, roof)	\$1,500,000
Music Hall	Elevator modernization (lobby to balcony)	\$143,000
	Renovate Lobby	\$226,000
	Backstage and dressing room renovation	\$89,000
	remodel and expansion of concession area	\$63,000
	outdoor lighting on the building and surrounding areas	\$178,000
	New interior lighting and signage	\$114,000

Needs Inventory – Major Maintenance

Natural History Museum in Fair Park	Renovation of public spaces (60/40 Cultural Policy split with nonprofit partner)	\$2,500,000
Sammons Center	façade water infiltration repairs (Match with 2M private funds)	\$2,000,000
Science Place I /IMAX	Complete restoration of historic facility to ready the venue for new use (subject to 60/40 Cultural Policy)	TBD
Science Place II (Old Planetarium)	Restoration of historic facility to include exterior and interior, including removing boarded up windows on 2nd level, upgrading mechanicals, and waterproofing historic bomb shelter	TBD
South Dallas Cultural Center	Erosion control at Robert E. Cullum entrance; repave and re-landscape	\$75,000
	Upgrade building security and fire systems, including security cameras and improved exterior lighting	\$250,000
	Upgrade black box theatre with mechanized lighting grid, upgrade lighting and sound fixtures in theatre; install soundproofing in black box theatre and recording studio, and upgrade lighting throughout building interior	\$575,000

Total Major Maintenance= >\$57,770,420

Current Cost in Needs Inventory

Total Estimated Cost of current needs > \$186.1 M

Prior funding levels

- 2003 Bond Program \$31.2 M
- 2006 Bond Program \$60.8 M
- 2012 Bond Program did not include facilities

Bond Program funding has not been sufficient to have a significant impact in addressing facility needs

Next Steps

Prepare for a 2017 Bond Program

- 2015 – Update, Score and Rank projects based on priority needs and/or technical criteria
- 2016 – Update cost to 2019 dollars and/or project future costs depending on funding source and priority need
- Each fiscal year – Identify critical needs to request additional current funds for major maintenance

Next Steps

Policy Decisions

- Continue to add new cultural facilities vs focusing on renovation and major maintenance of existing facilities
- Establish a minimum annual budget for major maintenance

Appendix

- 2006 Bond Program—Cultural Arts Facilities
- Cultural Policy regarding facilities
- Technical Criteria

2006 Bond Program

<i>Project ID</i>	<i>Project Name</i>	<i>Description</i>	<i>Council District</i>	<i>O And M</i>	<i>Estimate</i>
Proposition 5	Cultural Arts Facilities				
	<i>Cultural Arts Facilities</i>				
PB170885	City Performance Hall	Design and construction of a 41,000 sq. ft. city performance space for small and mid-sized organizations in the Arts District located near the intersection of Flora and Jack Evans.	OW	\$405,835	\$38,235,104
PB174003	Latino Cultural Center - Phase II - Design	Design services for the Latino Cultural Center - Phase II	OW	\$0	\$957,225
PB174118	Latino Cultural Center - Phase II - Priority 1 - Black Box Theater	Construction of a Black Box Theater at the Latino Cultural Center. Priority 1 of Phase II. Total of 3,500 sq. ft. which includes dressing rooms, storage and toilets. City Participation at \$1,684,716, private participation at \$1,123,144.	OW	\$54,399	\$2,807,860
	<i>Summary for 'Category' = Cultural Arts Facilities (3 detail records)</i>				
	Sum			\$460,234	\$42,000,189
	<i>Major Maintenance</i>				
OCA080002	African American Museum @ Fair Park - Repair water infiltration	Investigate and repair water infiltration	OW	\$0	\$520,000
OCA080001	African American Museum @ Fair Park - Replace HVAC	Replace HVAC system with four pipe chilled water system for humidity control	OW	\$0	\$1,100,000
OCA080032	Dallas Heritage Village (Old City Park) - Security and fire alarm system	Install new security & fire alarm system	OW	\$0	\$225,000
OCA080004	Dallas Museum of Art - Design Fire alarm system	Phase One - Professional fees for the design of a fire alarm system	OW	\$0	\$400,000
OCA080008	Dallas Museum of Art - Repair paving@Sculpture Garden	Repair courtyard; repair leaks in the water wall canals	OW	\$0	\$2,000,000
OCA080009	Dallas Museum of Natural History @ Fair Park - Replace HVAC	Replace HVAC & Controls; Ceiling work	OW	\$0	\$450,000
OCA080011	Dallas Museum of Natural History @ Fair Park - Waterproofing	Waterproofing	OW	\$0	\$1,500,000
OCA080016	Dallas Theater Center - Replace HVAC	Replace HVAC in theater, replace boiler, pumps & controls	OW	\$0	\$900,000

2006 Bond Program

<i>Project ID</i>	<i>Project Name</i>	<i>Description</i>	<i>Council District</i>	<i>O And M</i>	<i>Estimate</i>
Proposition 5 Cultural Arts Facilities					
<i>Major Maintenance</i>					
OCA080018	Hall of State @ Fair Park - Renovate building/repair damage/chillers	Complete building renovation/repair of flood damage to basement, including 1/3 of floor slab; replace chillers / add four pipe chilled water system for humidity control	OW	\$0	\$7,485,000
OCA080024	Majestic Theater Center - Replace boiler	Replace boiler, pumps and controls	OW	\$0	\$800,000
<i>Summary for 'Category' = Major Maintenance (10 detail records)</i>					
Sum				\$0	\$15,380,000
<i>Master Plan</i>					
OCA080015	Dallas Theater Center - Master Plan	Master plan for future site and building reuse	OW	\$0	\$340,000
<i>Summary for 'Category' = Master Plan (1 detail record)</i>					
Sum				\$0	\$340,000
<i>Renovation</i>					
PB16447	Dallas Heritage Village (Old City Park)	Assess condition of all the historic buildings and building components, and develop an improvement plan.	OW	\$0	\$100,000
OCA080028	Morton H. Meyerson Symphony Center - Extend existing stage	Extend existing stage in Performance Hall	CW	\$0	\$1,400,000
<i>Summary for 'Category' = Renovation (2 detail records)</i>					
Sum				\$0	\$1,500,000
<i>Roof Replacement</i>					
OCA080003	African American Museum @ Fair Park - Roof Replacement	Roof Replacement	CW	\$0	\$360,000
OCA080010	Dallas Museum of Natural History @ Fair Park - Roof Replacement	Roof Replacement	CW	\$0	\$200,000
OCA080021	Majestic Theater Center - Roof Replacement	Roof Replacement	CW	\$0	\$454,000
OCA081000	South Dallas Cultural Center - Roof Replacement	Roof Replacement	CW	\$0	\$223,000

2006 Bond Program

<i>Project ID</i>	<i>Project Name</i>	<i>Description</i>	<i>Council District</i>	<i>O And M</i>	<i>Estimate</i>
Proposition 5	Cultural Arts Facilities				
	<i>Roof Replacement</i>				
	<i>Summary for 'Category' = Roof Replacement (4 detail records)</i>				
	Sum			\$0	\$1,237,000
	<i>Study</i>				
PB174089	Asian American Cultural Center	Masterplanning, programming, and conceptual design of an Asian American Cultural Center to possibly include rehearsal spaces, galleries, classrooms and black box theater.	OW	\$0	\$350,000
OCA080014	Dallas Theater Center - Catwalk and Grid Study at Kalita Humphrey	Catwalk/ Grid Structural study	OW	\$0	\$50,000
	<i>Summary for 'Category' = Study (2 detail records)</i>				
	Sum			\$0	\$400,000
	<i>Summary for 'Program' = Cultural Arts Facilities (22 detail records)</i>				
	Sum			\$460,234	\$60,857,189

Cultural Policy

Cultural Policy regarding Facility Development

- Public/Private Cost Sharing Program:

Facilities developed under this program will be constructed, owned and maintained by the City and **managed by the arts organization** initiating the request

Acquisition of sites – 25% Private 75% Public

Construction Costs – 40% Private 60% Public

- Preparation of architectural plans and specifications
- Construction of building and parking
- Site improvement: access and landscaping
- Furniture and furnishings – less salvage

Cultural Policy

Cultural Policy regarding Facility Development

- City-owned Cultural Facilities are properly located, designed, utilized and managed and are responsive to the needs of the local cultural community.
 - Facilities developed under this program will be constructed, owned and maintained by the City and managed by the City as a cultural center
 - Final design and implementation plans for any City cultural facility project will be developed following a designation of funding by the City Council. Anticipated users of any new or renovated facility must be well represented throughout the design process to ensure an optimal facility plan

Technical Criteria

New Construction

CULTURAL FACILITIES CRITERIA

This category would provide for **New Construction** of Cultural Facilities.

Step: 1 Preliminary Screening

Review all Cultural facilities and identify top 50% for prioritization.

Step: 2 Prioritization Criteria

	CRITERIA SUMMARY	POINTS
1	Current Master Plan	
2	Service Demand	
3	Site Status	
4	Design Status	
5	Leverage Funding	
TOTAL POINTS		0

SERVICE DELIVERY OUTLINE:

Geographically Centralized
Provides unique cultural services to neighborhoods.

1 Current Master Plan

0-20 Current Master Plan existing

2 Service Demand

10-25 Centrally located for service delivery

0-10 Service delivery criteria to be met in next 5 years

0-5 Economic development stimulus

3 Site Acquisition Status

20 Acquired

15 In negotiation

10 Site(s) identified

0 No Site

4 Design Status

20 Project ready for bids

15 Project in design

10 Consultant selected

0 No consultant selected

5 Leverage Funding

10 Project leverages other funds

0 Project does not leverage other funds

Technical Criteria Renovation or Replacement

CULTURAL FACILITIES CRITERIA

This category would provide **Renovation/Replacement** of Cultural Facilities

Step: 1 Preliminary Screening

Review all Cultural facilities and identify top 30% for prioritization

Step: 2 Prioritization Criteria

CRITERIA SUMMARY		POINTS
1	Current Master Plan	
2	Location Characteristics	
3	Functionality of Facility	
4	Facility Condition	
5	Systems Condition	
6	Design Status	
7	Leverage Funding	
TOTAL POINTS		0

SERVICE DELIVERY OUTLINE:

Geographically centralized
Provides unique cultural services to neighborhoods

1 Current Master Plan

0-20 Compliance with Master Plan

2 Location Characteristics

0-10 Centrally located for service delivery
0-4 Compatible land use
0-3 Adequate site for expansion/parking
0-3 Economic development stimulus

3 Functionality of Facility

0 Meets facility service delivery criteria
2 Facility can be modified to meet service delivery needs
4 Facility cannot be modified to meet service delivery needs

4 Capacity exceeded
2 At capacity
0 Under capacity

0 Meets accessibility standards
2 Does not meet accessibility standards

4 Facility Condition

0-3 Exterior envelope - roof
0-3 Exterior envelope - walls
0-3 Exterior envelope - glazing systems
0-3 Structural system
0-3 Interior Condition
0-3 Site

5 Systems Condition

0-3 Mechanical
0-3 Electrical
0-3 Plumbing
0-3 Fire Protection

6 Design Status

10 Project ready for bids
8 Project in design
5 Consultant selected
0 No consultant selected

7 Leverage Funding

10 Project leverages other funds
0 Project does not leverage other funds

Step 3 Follow recommendation of Master Plan for renovation or replacement, or Evaluate effectiveness of renovation vs. replacement

If renovation cost is equal to or exceeds 75% of the replacement cost, it should be replaced (Historic Exception)

Arts, Culture & Libraries Committee Meeting Record

DRAFT

Meeting Date: January 21, 2014

Convened: 3:00 p.m.

Adjourned: 3:38 p.m.

Members Present:

Philip T. Kingston, Chair
Monica R. Alonzo, Vice Chair
Jerry R. Allen
Jennifer Staubach Gates
Vonciel Jones Hill

Members Absent:

Carolyn R. Davis

Briefing Presenters

Joanna St. Angelo
*President of Dallas Area Cultural
Advocacy Coalition*
Maria Munoz-Blanco
Director, Office of Cultural Affairs

Staff Present:

Joey Zapata, Maria Munoz-Blanco, Jo Giudice, Victoria Meek, Eric Izuora

AGENDA:

1. **Approval of December 2, 2013 Minutes**

Presenter(s):

Information Only:

Action Taken/Committee Recommendation(s):

A motion was made to approve the minutes of December 2, 2013

Motion made by: Vonciel Jones Hill

Motion seconded by: Jerry R. Allen

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. **Update on Use of Additional Funds for COP Arts Organizations**

Presenter(s): Joanna St. Angelo

Information Only:

Action Taken/Committee Recommendation(s):

The purpose of this briefing was to give the committee an update on how arts and cultural groups are utilizing additional funding awarded by City Council for FY 2013-2014.

3. **Briefing Memo: Follow-up Information to October 21, 2013 Cultural Affairs Briefing**

Presenter(s): Maria Munoz-Blanco

Information Only:

Action Taken/Committee Recommendation(s):

This briefing memo provided the committee with requested OCA funding information.

Joey Zapata stated that information pertaining to capital needs and ongoing maintenance will be briefed by Public Works at the February 18th Arts, Culture & Libraries committee meeting.

4. South Dallas Cultural Center

Presenter(s): Victoria Meek & Maria Munoz-Blanco

Information Only:

Action Taken/Committee Recommendation(s):

The purpose of this briefing was to update the committee on the history, operations, and future programming of the South Dallas Cultural Center.

5. Authorize Service Contract for Library “Shelf-Ready” Books – Council Agenda February 12, 2014

Presenter(s): Jo Giudice

Information Only:

Action Taken/Committee Recommendation(s): Move to full council.

A motion was made to send this item to the full council.

Motion made by: Monica Alonzo

Item passed unanimously:

Item failed unanimously:

Motion seconded by: Vonciel Jones Hill

Item passed on a divided vote:

Item failed on a divided vote:

Councilmember Philip T. Kingston

Chair

Memorandum



CITY OF DALLAS

DATE February 14, 2014

TO Honorable Members of the Arts, Culture & Libraries Committee:
Philip T. Kingston (Chair), Monica R. Alonzo (Vice Chair), Vonciel
Jones Hill, Jerry R. Allen, Carolyn R. Davis, Jennifer Staubach
Gates

SUBJECT Presentation of Proposed Strategic Plan FY 2015 - FY 2017

On Tuesday February 18, 2014, the Arts, Culture & Libraries Committee will be briefed on the Proposed Strategic Plan FY 2015 - FY 2017. Briefing materials are attached for your review.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.
Assistant City Manager

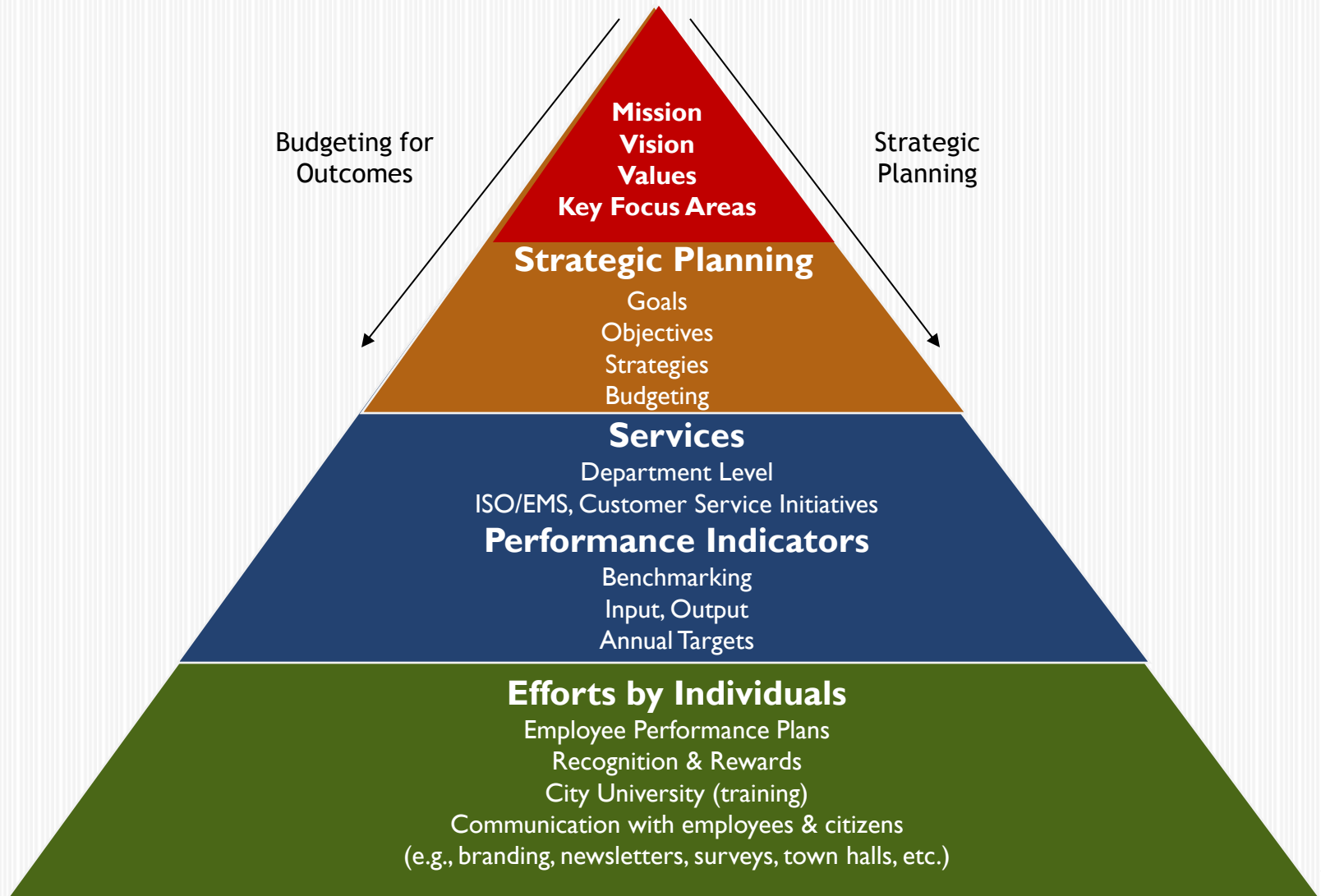
C: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Judge Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Joey Zapata, Assistant City Manager
Forest E. Turner, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager, Mayor and Council
Maria Muñoz-Blanco, Director of Cultural Affairs

Proposed Strategic Plan FY2015 – FY2017

Arts, Culture & Libraries Briefing
February 18, 2014



Strategic Planning Overview



Purpose of Briefing

Obtain Council input on the draft Culture, Arts, Recreation and Education (CARE) components of the draft Strategic Plan.

Allow council committee members to:

- Review draft and comment on draft strategy map
- Review and approve proposed strategic objectives
- Review and amend alternative work plan items

Proposed KFA

Proposed Key Focus Area (KFA) combines Culture, Arts & Recreation with Educational Enhancements

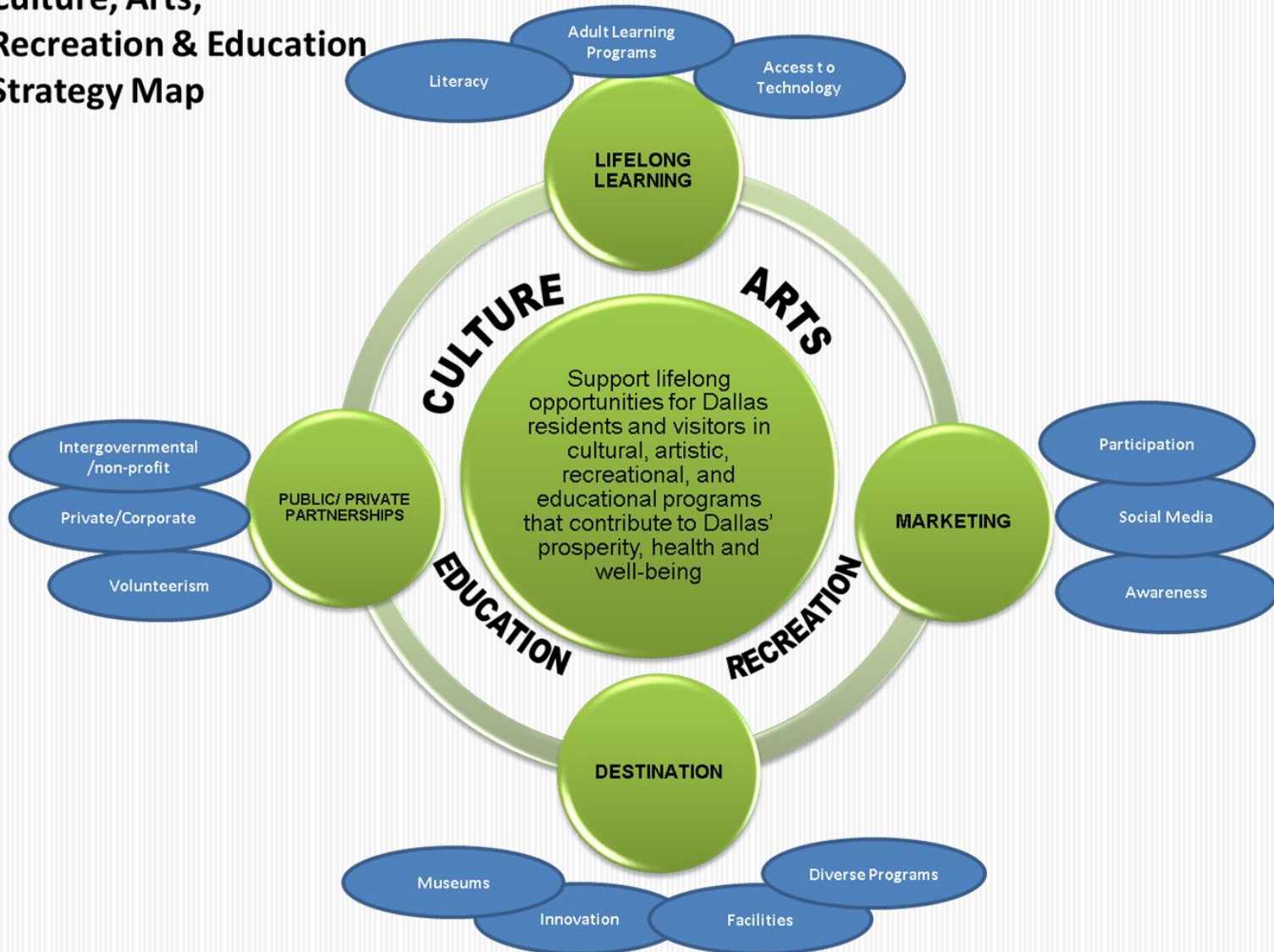
- Library was primary Educational Enhancements service
- Cultural and recreational activities have educational components

Proposed Goal

Support lifelong opportunities for Dallas residents and visitors to enjoy and participate in cultural, artistic, recreational and educational programs that contribute to Dallas' prosperity, health and well-being

Proposed Strategy Map

Culture, Arts, Recreation & Education Strategy Map



Proposed Strategic Objectives

4.1 By September 2017, increase participation in literacy services from 3.5% to 5% of the population in need of these services by optimizing community partnerships

4.2 By September 2017, all citizens will be within 10 minutes (or half mile) of Cultural, Arts, Recreation, or Education (CARE) experiences

4.3 By September 2017, increase overall CARE service utilization by 10%

4.4 By September 2017, increase citizen survey "excellent" ratings of CARE services by 10%

Proposed Work Plan

Strategic Objectives	Work Plan Items
4.1 By September 2017, increase participation in literacy services from 3.5% to 5% of the population in need of these services by optimizing community partnerships	Promote literacy programs in target areas through strategic partnerships
	Expand partnerships and coalitions with literacy organizations
	Develop overarching literacy plan

Proposed Work Plan

Strategic Objectives	Work Plan Items
4.2 By September 2017, all citizens will be within 10 minutes or half mile of Cultural, Arts, Recreation, or Education (CARE) experiences	Explore Badging Program
	Explore opportunities to expand "mobile" and virtual CARE services
	Promote local artists and locally-based creative activities
	Complete remaining bond program projects and prepare for next bond program
	Review and update plans and or programs to identify and address gaps in service areas

Proposed Work Plan

Strategic Objectives	Work Plan Items
4.3 By September 2017, increase overall CARE service utilization by 10%	Expand partnerships with artists, cultural organizations, and community providers
	Attract visitors for year round activities at Fair Park
	Promote Downtown and other Dallas entertainment areas as a destination points
	Facilitate Athletic Complex development at Cadillac Heights
	Exploring additional sporting opportunities i.e. aquatic sports
	Technological enhancements to expand CARE utilization
	Continue MyFi program while developing sustainable partnerships
	Research and identify long-term funding mechanisms for CARE services

Proposed Work Plan

Strategic Objectives	Work Plan Items
4.4 By September 2017, increase citizen survey "excellent" ratings of CARE services by 10%	Promote programs offered by CARE services
	Explore tools to increase citizen engagement in CARE services
	Explore opportunities to 'rebrand' CARE services and facilities
	Review policies to create ease in increasing special events through centralization of functions
	Enhance CARE assets and their maintenance through partnerships

Next Steps

- Brief other council committees to gather input
- Incorporate Council recommendations
- Present plan to full council in April
- Align budget to multi-year strategic plan

Memorandum



CITY OF DALLAS

DATE February 14, 2014

TO Honorable Members of the Arts, Culture, & Libraries Committee:
Philip T. Kingston (Chair), Monica R. Alonzo (Vice Chair), Vonciel Jones Hill, Jerry R. Allen, Carolyn R. Davis, Jennifer Staubach Gates

SUBJECT Authorize Service Contract for Library Shelving for the Highland Hills Branch – Council Agenda February 26, 2014

On February 26, 2014, a council agenda item will be presented for the authorization of a service contract with Southwest Solutions Group, for the purchase and installation of library shelving for Highland Hills Branch Library, in an amount not to exceed \$87,950 (2003 bond funds), through the Texas Multiple Award Schedule.

This service contract will provide for the purchase and installation of library shelving in the new 20,000 square foot replacement facility, currently under construction at 6200 Bonnie View Road, scheduled to open August 2014. The library shelving will accommodate approximately 50,000 volumes of materials, including books, periodicals and media. The shelving units are the standard shelving used for all new City libraries.

The Agenda Information Sheet is attached for your review. If you have questions or need additional information, please contact me.

Attachment

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

cc: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
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Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: February 26, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Business Development & Procurement Services
Public Works Department

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: 66-U

SUBJECT

Authorize a service contract for the purchase and installation of library shelving for Highland Hills Branch Library - Southwest Solutions Group through the Texas Multiple Award Schedule - Not to exceed \$87,950 - Financing: 2003 Bond Funds

BACKGROUND

This service contract will provide for the purchase and installation of library shelving for the Highland Hills Branch Library. The new 20,000 square foot facility is under construction at 6200 Bonnie View and scheduled to open in August, 2014. This service contract will provide the library with shelving to store approximately 50,000 volumes such as books, periodicals and DVDs.

The shelving is cantilever design shelving units. Its durable strength is constructed with welded frame uprights and a powder coat paint finish. Stationary cantilever shelving is used in major universities and public libraries all over the country, and is the standard shelving used for all new City Libraries.

Texas Multiple Award Schedule (TXMAS) conforms to the requirements of Texas statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, TXMAS receives bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$87,950.00 - 2003 Bonds Funds

ETHNIC COMPOSITION

Southwest Solutions Group

White Male	48	White Female	27
Black Male	0	Black Female	2
Hispanic Male	5	Hispanic Female	4
Other Male	1	Other Female	0

OWNER

Southwest Solutions Group

Raymond L. Streight, President
Craig C. Crock, Vice President
Randy Brant, Secretary
Rich Riemer, Treasurer