

Memorandum



CITY OF DALLAS

DATE January 15, 2016

TO Honorable Members of the Arts, Culture & Libraries Committee: Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice Chair), Carolyn King Arnold, Jennifer S. Gates, Scott Griggs, Deputy Mayor Pro Tem Erik Wilson

SUBJECT **Cultural Facilities: Overview and Needs Inventory Update**

On Tuesday, January 19, 2016, the Arts, Culture & Libraries Committee will be briefed on Cultural Facilities: Overview and Needs Inventory Update. The briefing materials are attached for your review.

Please contact me if you have any questions or need additional information

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata

Assistant City Manager

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

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Cultural Facilities

OVERVIEW AND NEEDS INVENTORY UPDATE

Briefing to Arts, Culture and Libraries Committee
January 19, 2016



Office of Cultural Affairs
CITY OF DALLAS



Purpose

- Provide overview of City-owned cultural facilities
- Provide information on:
 - Status of 2003 & 2006 bond program projects
 - Needs Inventory
- Discuss next steps

Cultural Facilities

- Office of Cultural Affairs (OCA) oversees 23 facilities with more than 1.5 million sq. ft. dedicated to arts and cultural functions
 - 14 facilities operated through public/private partnerships—some partnerships have more than one facility
 - 9 facilities operated directly by the Office of Cultural Affairs

City-Owned Cultural Facilities

Cultural Facility	City Operated	Partner Operated	Year Built	Attendance ¹	Contract Initiated
African American Museum		X	1993	188,916	1992
Bath House Cultural Center	X		1930	30,998	
Convention Center Theater		X	1957	306,883	1999
Dallas Black Dance Theater		X	1930 / 2008	75,131	2005
Dallas City Performance Hall	X		2012	85,690	
Dallas Museum of Art		X	1982	1,353,069	1956
Hall of State		X	1936	155,040	1938
Juanita Craft Civil Rights House	X		1930	2,000	
Kalita Humphreys Theatre		X	1959	56,639	1973
Heldt Annex Building		X	1989	N/A	1973
Latino Cultural Center	X		2003	38,146	
Majestic Theater	X		1921	87,810	
Morton H. Meyerson Symphony Center	X		1989	240,071	
Museum of Natural History		X	1936	11,263	1993
Music Hall at Fair Park		X	1925	233,934	1998
Oak Cliff Cultural Center	X		1928 / 2006	22,495	
Old City Park		X	1845-1996	50,442	1967
Sammons Center for the Arts		X	1936	71,427	1981
South Dallas Cultural Center	X		1986	37,133	
Annette Strauss Square		X	2010	8,665	2005
Margo and Bill Winspear Opera House		X	2009	316,636	2005
WRR Studio / Science Place II	X		1974 / 1936	334,733 ²	
Dee and Charles Wylie Theatre		X	2009	81,798	2005

1. Based on FY 2014-15 figures for City operated facilities, and most recently provided figures from partner operated facilities

2. WRR weekly listenership, based on latest three month average of weekly cume

City-Owned Cultural Facilities



African American Museum

- 15,000 sq. ft. facility
- Designed by Dallas architect Arthur Rogers in 1993
- Public/private partnership
- Operated by the Museum of African American Life and Culture



Bath House Cultural Center

- 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
- Operated by the Office of Cultural Affairs

City-Owned Cultural Facilities



Convention Center Theater

- Designed by Dallas architect George Dahl
- Housed in original 1957 section of the Kay Bailey Hutchison Convention Center Dallas
- 1,800 seat theater and 250 seat café theater
- Operated by The Black Academy of Arts and Letters



Dallas Black Dance Theatre

- 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
- Operated by the Dallas Black Dance Theatre

City-Owned Cultural Facilities



Dallas City Performance Hall

- 59,000 sq. ft. initial phase
- Designed by the iconic American architectural firm SOM (Skidmore Owings Merrill)
- Opened October 2012
- Seats up to 750
- Operated by the Office of Cultural Affairs



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
- Operated by the Dallas Museum of Art

City-Owned Cultural Facilities



Hall of State

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



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 1930
- Operated by the Office of Cultural Affairs through the South Dallas Cultural Center

City-Owned Cultural Facilities



Kalita Humphreys Theatre

- 33,000 sq. ft. theater
- Designed in 1959 by American architect Frank Lloyd Wright for the Dallas Theater Center
- The only built stand-alone theater by Wright
- Transferred to City ownership in the 1970s
- Operated by Dallas Theater Center



Heldt Annex Building

- 30,000 sq. ft. facility
- Designed by Dallas architect Art Rogers
- Constructed in 1989
- Office, rehearsal and costume shop support space for Kalita Humphreys Theater
- Operated by Dallas Theater Center

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
- Operated by the Office of Cultural Affairs



Majestic Theater

- 65,000 sq. ft. facility
- Designed by architect John Eberson
- Built in 1921
- Re-opened in 1983
- Operated by the Office of Cultural Affairs

City-Owned Cultural Facilities



M. 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
- Operated by the Office of Cultural Affairs



Museum of Natural History

- 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
- Operated by the Perot Museum of Nature & Science

City-Owned Cultural Facilities



Music Hall at Fair Park

- 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
- Operated by DSM Management Group



Oak Cliff Cultural Center

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

City-Owned Cultural Facilities



Old City Park / 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
- Operated 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
- Operated by the Sammons Center for the Arts

City-Owned Cultural Facilities



South Dallas Cultural Center

- 24,000 sq. ft. facility
- First opened in 1988
- Re-opened in 2007 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
- Operated by the Office of Cultural Affairs



Annette Strauss Square

- Designed by the internationally renowned firm Foster + Partners
- Dedicated in September 2010
- Accommodates audiences up to 2,000
- Operated by the AT&T Performing Arts Center

City-Owned Cultural Facilities



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
- Utilized by The Dallas Opera, Texas Ballet Theater, a Broadway series, and other local and international arts presentations
- Operated by the AT&T Performing Arts Center



WRR Studio / Science Place II

- 35,000 sq. ft. facility
- Design is blend of Georgian and Colonial influences with modern classic architecture
- The home of WRR 101.1 FM studios
- Operated by the Office of Cultural Affairs

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 utilized by the Dallas Theatre Center, Dallas Black Dance Theatre, and Anita N. Martínez Ballet Folklórico
- Operated by the AT&T Performing Arts Center

Cultural Facility Bond Program Propositions

- 2003 Bond Program \$28.9 M
- 2006 Bond Program \$60.8 M
- 2012 Bond Program did not include cultural facilities

Highlights of Completed 2003 Bond Projects

- **South Dallas Cultural Center Renovation (\$1,688,263)**
 - Total renovation and expansion adding 10,000 square feet and featuring a 120-seat black box theater; a visual arts gallery; studios for dance; two-dimensional arts; fiber; media arts; printmaking; and photography; and a full service digital recording studio.
 - Completed 2007
- **Dallas Black Dance Theater (\$10,400,000)**
 - Renovation and construction of existing Moorland YMCA, to be a rehearsal hall and offices located in the Arts District near Crockett / Flora.
 - Public/private partnership consisting of \$3.3M public, \$7.1M private
 - Completed 2008

Highlights of Completed 2003 Bond Projects

- **Dallas Arts District – Performing Arts Center (\$270,000,000)**
 - Planning and designing a performing arts theater and constructing related site improvements in the downtown Arts District and design and construction of improvements to Annette Strauss Square, streetscape, landscaping, and urban design features.
 - Public/private partnership consisting of approximately \$20 M public, \$250 M private
 - Completed October 2009
- **Oak Cliff Cultural Center (\$1,500,000)**
 - Land acquisition, design and renovation for a complex for community cultural activities in Oak Cliff.
 - Opened 2010
- **Sammons Center for the Arts (\$562,754)**
 - Roof replacement and study for exterior brick work/building envelope
 - Substantial completion 2015

Highlights of Completed 2006 Bond Projects

- **Asian American Cultural Center – Master Plan (\$350,000)**
 - Master planning, programming and conceptual design for an Asian American Cultural Center to possibly include rehearsal spaces, galleries, classrooms and performance spaces.
 - Completed 2010
- **City Performance Hall (\$38,235,104)**
 - Design and construction of phase I of a 59,000 sq. ft. city performance space for small and mid-sized organizations in the Arts District located near the intersection of Flora and Jack Evans
 - Opened 2012

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	Completed
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	In Planning
Dallas Museum of Natural History @ Fair Park - Replace HVAC	Major Maintenance	Phase 1 complete
Dallas Museum of Natural History @ Fair Park - Roof Replacement	Roof Replacement	In Progress
Dallas Museum of Natural History @ Fair Park - Waterproofing	Major Maintenance	In Progress
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	In Progress
Hall of State @ Fair Park - Renovate building/repair damage/chillers	Major Maintenance	Completed
Latino Cultural Center - Phase II - Design	Cultural Arts Facilities	Private Fund Raising
Latino Cultural Center - Phase II - Priority 1 - Black Box Theater	Cultural Arts Facilities	Private Fund Raising
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	Reprogrammed
South Dallas Cultural Center - Roof Replacement	Roof Replacement	Completed

*Projects created from re-programmed savings

Needs Inventory

- New planned facilities, capital improvements or major maintenance needs are contained and identified in a city-wide “Needs Inventory” list coordinated by Public Works
 - 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 Highlights

MAJOR MAINTENANCE

- **Convention Center Theater (Black Academy of Arts and Letters)**
 - Elevator repair/renovation
 - Restroom upgrades and renovations
 - Main entrance/building frontage remodel
- **Dallas Museum of Art**
 - Drainage pipe on west side of building
 - Exterior limestone maintenance
 - Building lighting and way-finding
 - Building control systems
- **Hall of State**
 - Resealing/repointing of exterior stone
 - Exterior stairs, tiles and balcony
 - Foundation issues
 - Dehumidification/condensation issues
- **Meyerson Symphony Center**
 - Repair of reverberation doors
 - Exterior limestone maintenance
 - Window seals on conoid windows
 - Roof, roof seals and roof drainage
 - Building control systems
 - Soundproofing improvements to backstage and atrium areas

Needs Inventory Highlights

NEW CONSTRUCTION

- **Latino Cultural Center Phase II**
 - \$3,705,944 in 2003 & 2006 Bond funds available for design, utility relocation, and construction
 - Working with community to raise \$3,094,407 (40% required by Cultural Policy)
 - Phase II to include black box theater, arts education wing, and expanded lobby
- **City Performance Hall Phase II**
 - Completes original design/program of Center
 - Includes 2 additional multifunction theaters, education wing/classrooms, additional lobby and backstage space
- **Asian American Cultural Center**
 - Master plan completed 2010
 - Community beginning efforts to further develop concept and design for Center and raise private funds

Next Steps

- Continue to identify and address most urgent needs as bond and operating funds are available
- Update and prioritize projects based on priority needs and/or technical criteria
- Update cost estimates and/or project future costs depending on funding source and priority need

Appendix

1. Current Needs Inventory – New Construction
2. Current Needs Inventory – Repairs & Maintenance
3. 2003 Bond Program—Cultural Arts Facilities
4. 2006 Bond Program—Cultural Arts Facilities
5. Cultural Policy regarding facilities

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=	\$169,575,798

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 wayfinding; 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
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

2003 Bond Program

2003 General Obligation Bond Program

Proposition 5	Planning and Designing a Performing Arts Theater and Constructing Related Site Improvements in the Downtown Arts District	<i>Council District Served</i>	<i>Estimated Cost</i>	<i>O and M Cost</i>	
Performance Arts Theater & Related Site Improvements					
880	Dallas Center for Performing Arts-Phase I Design	Design of a third theater facility to be located in the Arts District.	CW	2,251,018	0
881	Dallas Centr. Performing Arts-Phase I-Utility Adj.	Phase I design & construction of utility adjustments within the Arts District.	CW	9,004,070	0
Performance Arts Theater & Related Site Improvements (2 detail records)			Category Total	11,255,088	0
Planning and Designing a Performing Arts Theater and Constructing Related Site Improvements in the Do			Proposition Total	11,255,088	0

This document is for planning purposes only. The amounts identified for each project are estimated amounts and the City may reallocate the amounts among the various projects listed, modify the various listed projects, or substitute other projects of a similar nature, in accordance with the respective Bond proposition.

Wednesday, April 09, 2003

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2003 Bond Program

2003 General Obligation Bond Program

Proposition 12 Cultural Arts Facilities

			<i>Council District Served</i>	<i>Estimated Cost</i>	<i>O and M Cost</i>
Cultural Arts Facilities					
1011	Arts Incubator	Partial funds to develop an arts incubator similar to the Sammons Center. Private funding estimated at \$9,500,000.	OW	562,754	0
1012	Dallas Arts District	Design and Construction of improvements to Annette Strauss Square, Streetscape, Landscaping, and Urban Design features.	OW	8,775,000	0
1013	Dallas Black Dance Theater Center	Renovation and construction of existing Moorland YMCA, to be a rehearsal hall and offices located in the Arts District near Crockett / Flora. Private/Public partnership consisting of \$3.3M public,\$7.1M	OW	3,263,976	93,000
1014	Latino Cultural Center Phase II (Design)	Design, utility relocation and/or land acquisition of Phase II	OW	876,526	0
1015	Oak Cliff Arts Incubator/Cultural Center	Land acq, design and renovation for a complex to include the Texas Theater for community cultural activities in Oak Cliff	OW	1,500,000	120,000
1016	Old City Park	Design & Site Development of Education and Visitor Center	OW	1,000,000	0
1017	South Dallas Cultural Center Renovation	Design & Renovation of existing 15,000 square feet of the existing facility located at 3400 Fitzhugh. No private funding anticipated.	OW	1,688,263	30,000
	Cultural Arts Facilities (7 detail records)		Category Total	17,666,519	243,000
	Cultural Arts Facilities (7 detail records)		Proposition Total	17,666,519	243,000

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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 \$1,884,718, private participation at \$1,123,144.	OW	\$54,399	\$2,807,880
	<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	\$380,000
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