



# 2006 Capital Bond Program Development

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Cultural Facilities Program Needs

February 27, 2006  
Office of Cultural Affairs



# Funding History for Past Bond Programs

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- 1995 \$3.9 million
- 1998 \$10.5 million
- 2003 \$28.9 million

# Funded Projects 1995 Bond

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## Latino Cultural Center

- Opened September 2003
- Total cost \$9.8 million (\$4.2 million private sector)
- Served 39,750 people in FY05



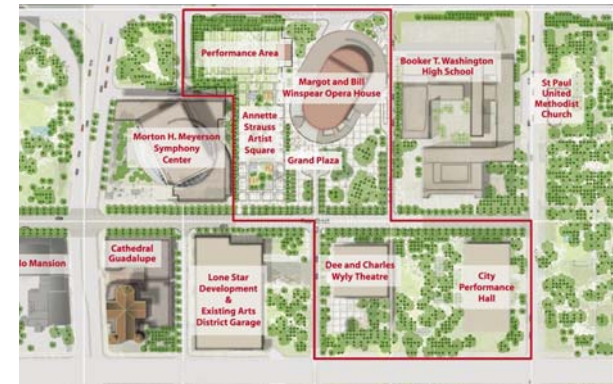
# Funded Projects 1998 Bond

## ○ City of Dallas Community Cultural Master Plan

- Completed in September 2001
- \$500,000 Bond funds

## ○ Arts District

- Land acquisition for Dallas Center for the Performing Arts (DCPA)
- Total cost \$13 million (\$3 million private sector)





# Funded Projects 2003 Bond

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<b>Cultural Facility Project</b>	<b>Scope</b>	<b>Project Initiation</b>	<b>Project Completion</b>
DCPA City Performance Hall	Design	2004	2007
DCPA Infrastructure Improvements	Design & Construction	2004	2009
DCPA Annette Strauss Square	Design & Construction of Replacement Facility	2004	2009
Dallas Black Dance Theatre	Design & Construction	2005	2008
Latino Cultural Center Phase II Design	Design	2005	2007
Arts Incubator	Seed Funds	Pending Land Acquisition	TBD
Oak Cliff Arts Cultural Center	Design & Construction	2005	2008
Dallas Heritage Village at Old City Park Infrastructure	Design & Construction	2005	2008
South Dallas Cultural Center	Renovation	2005	2006



# City of Dallas Community Cultural Master Plan Facilities Summary

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## Priorities Identified in Community Cultural Master Plan:

- Arts District & Dallas Center for the Performing Arts
- Existing Libraries and Recreation Centers
- Performing Arts Incubator
- Visual Arts Incubator
- South Dallas Cultural Center Renovation
- Oak Cliff / Ice House Cultural Center
- Storefronts, vacant buildings
- Existing cultural facility upkeep
- Expand cultural system beyond Arts District through community-based cultural centers
- Artists markets in public locations



# Cultural Policy Regarding Facility Development

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## Public/Private Cost Sharing

- Acquisition of sites  
25% private, 75% public [maximum]
- Construction costs  
40% private / 60% public [maximum]



# Summary of Current Needs

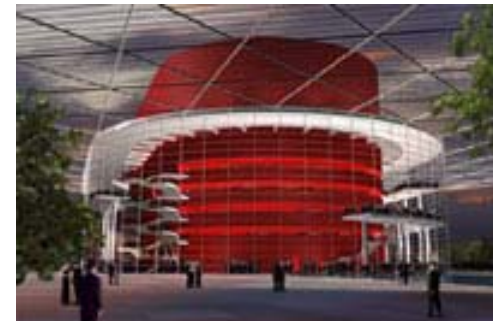
Dallas Center for the Performing Arts City Performance Hall	\$25-30,000,000
Latino Cultural Center	\$15,000,000
Renovation and Upgrades to Existing Cultural Facilities <i>[see list p. 14-15]</i>	\$46,234,993
Other Projects <i>[see list p. 16]</i>	\$221,050,000
Total	\$307,284,993 to 312,284,993



# Dallas Center for the Performing Arts City Performance Hall

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- Five venues envisioned in the Dallas Center for the Performing Arts Master Plan:
  - Wyly Theatre
  - Winspear Opera House
  - City Performance Hall
  - Annette Strauss Artists Square
  - Grand Plaza





# Dallas Center for the Performing Arts City Performance Hall

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- The City Performance Hall will serve the needs of small and medium arts groups reflecting the diverse communities of Dallas
- Program development in progress 2004-2006
- Planning process with over 60 arts groups has identified an \$84 million 124,000 sq.ft. multi-phase facility that might include:
  - 750-seat performance space
  - Two 200-seat flexible theatres
  - Support facilities
  - Food and retail spaces
- **Staff is currently refining an architectural program for potential consideration in the next Bond Program of a \$25-\$30 million facility**

# Dallas Center for the Performing Arts City Performance Hall

	<b>Project Costs</b>	<b>Private Sector</b>	<b>City of Dallas</b>	
Land Acquisition	\$13M	\$3M	\$10M	(1998 Bond)
Design & Construction	\$275M	\$257.2M *	\$17.8M	(2003 Bond)
<ul style="list-style-type: none"> <li>○ Wyly Theatre</li> <li>○ Winspear Opera House</li> <li>○ Annette Strauss Artists Square</li> <li>○ Grand Plaza</li> <li>○ City Performance Hall</li> </ul>	\$25-30M		\$25-30M	
	\$313-\$318M	\$260.2M	\$52.8-\$57.8M	

- Future City support for construction concentrated on future needs to complete the City Performance Hall
- The maximum percentage of City contribution (60/40) , set in the Cultural Policy for Public/Private Cost Sharing, will not be exceeded

\* \$200 Million in Private Sector Gifts and Pledges raised as of 2/2006



# Latino Cultural Center

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## ○ Phase II of Latino Cultural Center Master Plan

- Architect Ricardo Legorreta currently designing
- Leverage Private Sector Investment
- Projected cost \$15 million (\$6 million private sector)



# Renovations and Upgrades

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Investment to preserve historic cultural facilities and maintain world-class status of Dallas cultural assets

- African American Museum at Fair Park
- Bath House Cultural Center
- Dallas Museum of Art
- Dallas Theatre Center
- Hall of State at Fair Park
- Majestic Theatre
- Morton H. Meyerson Symphony Center
- Science Place I / OMNI at Fair Park

# Major Renovation Needs Bond Eligible

Cultural Facility (listed alphabetically)	Council District	Year Built	Specific Needs Currently Identified	Amount
African American Museum	7	1988	Investigate and repair water infiltration	\$220,000
			Renovate HVAC system	\$1,100,000
			Roof replacement	\$280,000
Bath House Cultural Center	14	1938	Roof replacement	\$252,000
			Powerwash and repaint exterior	\$40,000
			Basement waterproofing/build out	\$500,000
Dallas Museum of Art	2	1981 & 1988	Addition to parking garage	\$25,000,000
			Fire alarm system installed/upgraded.	\$2,800,000
			HVAC upgrades	\$2,700,000
			Repair deteriorated/ misaligned paving at Sculpture Garden	\$2,000,000
Dallas Theatre Center	14	1959	Replace HVAC in theatre, upgrade fire alarm system to allow monitoring of fire panel	\$140,000
			Abate existing fire curtain at Main Stage	\$14,000
			Master plan for site/building use after new theatres, Solve site circulation	\$340,000
Hall of State	7	1936	Replace chillers and add four pipe CW system for humidity control	\$840,000
			Complete building renovation and repair of flood damage to basement, incl replacement of 1/3 floor slab	\$5,308,993



# Major Renovation Needs Bond Eligible

Cultural Facility (listed alphabetically)	Council District	Year Built	Specific Needs Currently Identified	Amount
Majestic Theatre	2	1922	Replace boiler, pumps and controls	\$800,000
			Replace fifth floor electrical and lighting	\$220,000
Morton H. Meyerson Symphony Center	14	1983	HVAC and EMS updates	\$380,000
			Extend existing stage in Performance Hall	\$500,000
			Replace seating in Performance Hall	\$2,000,000
			Building Signage and Wayfinding Package	\$400,000
Science Place I / OMNI	7	1988	Replace chillers, convert to centrifugal type	\$400,000
TOTAL				\$46,234,993



# Other Projects

<b>Cultural Facility (listed alphabetically)</b>	<b>Scope*</b>	<b>Estimated Costs*</b>	<b>Anticipated Private Support*</b>
Age of Steam Railroad Museum at Fair Park	Design and construction	\$16,000,000	\$6,400,000
Dallas Center for Contemporary Art	Acquisition, design and construction	\$5,000,000	\$2,000,000
Dallas Children's Theatre	Construction	\$3,650,000	\$1,460,000
Dallas Heritage Village at Old City Park	Design and construction	\$17,900,000	\$7,200,000
Dallas Historical Society / Hall of Petroleum at Fair Park	Design and construction	\$12,000,000	\$3,600,000
Museum of Nature & Science at Victory Park	Design and construction	\$150,000,000	\$135,000,000
Sammons Center for the Arts II	Design and construction	\$10,000,000	\$8,000,000
Texas! Music Center at Fair Park	Design and construction	\$6,500,000	\$6,000,000
<b>Total</b>		<b>\$221,050,000</b>	<b>\$169,660,000</b>

**Eligibility, scope or cost have not been fully established**





# 2006 Bond Program Development

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Inclusion of 2006 projects is proposed to be based on the following criteria:

- City of Dallas Community Cultural Master Plan
- Leveraging Factor (Private/Public Partnerships)
- Review criteria to include:
  - Service demand
  - Site acquisition status
  - Design status
- Stakeholder Input
- Major Renovation Needs



# Summary

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Cultural Facilities are strategically positioned to address key focus areas:

## **Neighborhood Quality of Life**

1. Cultural organizations provide life-long learning opportunities for Dallasites
2. Adaptive use of facilities contributes to beautification and to maintain the cohesiveness of neighborhoods



# Summary

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## **Economic Development**

1. Dallas' cultural sector positively impacts the city's national competitiveness in the recruitment and retention of businesses and a highly skilled workforce
2. North Texas' cultural sector employs over 6,400 people including artists, accountants, educators and marketing professionals
3. The development and operations of cultural facilities leverage private sector investment in Dallas' cultural system
4. A strong cultural sector is critical to the development of the tourism industry



## Next Steps

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Seeking Council input on proposed criteria for the Office of Cultural Affairs to utilize in developing the list of priority needs [as shown on p. 16]

Recommendations to this Program Needs resulting from stakeholder input will be reflected in the comprehensive Needs Inventory briefing on 4/19/2006