



2012 QOL Bond

Proposed 3 Year Roll-out Plan



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Interim City Engineer
February 5, 2013



Framework

On November 6, 2012 voters authorized:

PARK, RECREATION, OPEN SPACE AND ZOO IMPROVEMENTS

Amount: \$245,000,000 in General Obligation Bonds

Includes soccer/sports fields, aquatic centers and new & improved senior and community centers

MUSEUM, CULTURAL, PERFORMING ARTS & LIBRARY FACILITIES

Amount: \$228,250,000 in General Obligation Bonds

Includes new children's museum, cultural heritage center and interactive digital wall



Plan Approach

- Reviewed comprehensive project listing with user departments
- Reconciled existing plan documents for consistency
- Organized projects into four programs for execution
 - 1) Parks & Recreation
 - 2) Museum & Cultural Affairs and Multi-Purpose Arena
 - 3) Zoo
 - 4) Library



Plan Approach

- Initial three year roll-out proposed
 - Establishes viable project development, design, bidding and construction schedules
 - Advances projects that are shovel-ready
 - Allows for short term demonstrable progress
 - Allows for land acquisition to commence
 - Identifies a strategy for alternative project oversight to maintain traction
 - Proposed schedule aligns with financial commitments



Presentation Overview

1. Plan detail by activity
 - Master Planning (**MP**)
 - Bid Activity (**B**)
 - Land Acquisition (**L**)
 - Design (**D**)
 - Construction (**C**)
2. Plan detail by program
 - Parks & Recreation
 - Museum & Cultural Affairs and Multi-Purpose Arena
 - Zoo
 - Library
3. Proposed project packages for consultant management
4. Proposed impact of 3-year CIP Rollout on the Debt Tax Model



3-year Plan by Activity



BIDDING/PROCUREMENT PROJECTS

Magoffin Park

Yucca Park Phase III

Fiesta/Coronado Balboa Park

Barron Park

Radford Park

Cheryl Ladd Park

San Jacinto Park

Johnson Basin

Northeast Regional Park Phase II (Construct Skatepark only)

Bookmobile

Library Materials



LAND ACQUISITION PROJECTS

Chelsea Pool

New Park-in Coronado north of Mesa

New scattered flat fields

New Recreation Center/Library Combo - Chamizal Area

New Recreation Center/Library Combo - Alameda Area

New Recreation Center/Library Combo –
Yucca or Lomaland Area

Las Palmas/Pendale Community Park

Open Space Land Acquisition

Ysleta Branch Library Parking Lot



DESIGN PROJECTS

Westside Pool- New

Eastside Regional Park (AKA Hueco) Master Plan and Design

New flat field complex

Las Palmas/Pendale Community Park

Pavo Real Pool Enclosure

Eastside Regional Park (AKA Hueco) Aquatics - Competition Pool

Blackie Chesher - Addition of lighted flat fields

Eastside Regional Park (AKA Hueco) Recreational Pool - new facility

Eastside Regional Park (AKA Hueco) Recreation Center - new facility

Training & Instruction Pool (at MultiPurpose Ctr)

Paved Trails

Trail Head Parking Areas

Outdoor Sports Fields Lighting

Neighborhood Improvement Projects

Digital Wall @ History Museum



DESIGN PROJECTS

Convention Center North Pedestrian Pathway

Pedestrian Crossing & Wayfinding

Plaza/EPMA Loading Area Improvements

Arts Festival Plaza

Sheldon Court

General Upgrades to all 3 Museums

Reptile Building Completion

Sea Lion Exhibit Repair and Upgrade

Wildlife Theater Presentation Stadium and Support Facilities

Carousel and Site Dev.

Africa Wild Dog

Education Animal Holding Area and Facilities Add and Enhanced

Canal Improvements and covering as needed including landscaping and roadway work



DESIGN PROJECTS

Event Tent and Restrooms

Support Elements: Shade/Thatch, Electrical/HVAC, Rolling Stock, Graphics/Lighting, Picnic Tables, Building Systems, Paving, Painting, Sealing, Landscaping, Railings, Wayfinding, Water Systems, Moats

Africa Wetlands River Hog and DikDik

Galapagos

Chihuahuan Desert Exhibit Complex

Irving Schwartz Branch Library Improvements

Richard Burges Branch Expansion



**DOWNTOWN PROJECTS REQUIRING
SITING, MASTER PLANNING AND LAND ACQUISITION**

Hispanic Cultural Center

Children's Museum

Multipurpose Cultural & Performing Arts Facilities



3-year Plan by Program

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Magoffin Park - new park with playground, gazebo, benches	C	\$ 300,000	\$ 300,000		
Yucca Park Phase III - pathways, shaded ramada, chess tables, basketball court	C	\$ 1,100,000	\$ 550,000	\$ 550,000	
Fiesta/Coronado Balboa Park - new park with playground, basketball court, turf, picnic tables	C	\$ 400,000	\$ 400,000		
Barron Park – new park with playground, basketball court, turf, parking, picnic tables, lighting	C	\$ 1,500,000	\$ 750,000	\$ 750,000	

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Radford Park – new park with playground, basketball court, turf, pathways, picnic tables	C	\$ 1,000,000	\$ 500,000	\$ 500,000	
Cheryl Ladd Park- new park with playground, lighted basketball and tennis courts, picnic tables, benches	C	\$ 1,750,000	\$ 875,000	\$ 875,000	
San Jacinto Park Renovation	C	\$ 3,000,000	\$ 1,500,000	\$ 1,500,000	
Johnson Basin dual use park/pond	C	\$ 400,000		\$ 400,000	
Northeast Regional Park Phase II (Skatepark only)	C	\$ 3,600,000	\$ 1,600,000		

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Eastside Regional Park (AKA Hueco) Master Plan & Design	D	\$ 3,000,000	\$ 1,500,000	\$ 1,500,000	
Westside Pool- New	D, C	\$ 8,000,000	\$ 800,000	\$ 7,200,000	
Chelsea Pool – relocation of existing pool	L	\$ 4,000,000	\$ 750,000		
New Park-in Coronado north of Mesa	L	\$ 1,750,000	\$ 750,000		
New flat field complex (8-12 fields)	D, C	\$ 10,000,000	\$ 800,000	\$ 4,600,000	\$ 4,600,000
New scattered flat fields	L	\$ 5,000,000	\$ 500,000		
Las Palmas/Pendale Community Park – new park	L, D, C	\$ 5,000,000	\$ 1,500,000	\$ 350,000	\$ 3,150,000
Pavo Real Pool Enclosure	D, C	\$ 2,000,000	\$ 200,000		\$ 1,800,000

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Eastside Regional Park (AKA Hueco) Construction Phase I - lighted flat fields, skatepark	C	\$ 18,000,000		\$ 3,000,000	\$ 6,000,000
Eastside Regional (AKA Hueco) Aquatics – Competition Pool	D	\$ 12,000,000			\$ 1,000,000
Blackie Cheshier Addn lighted flat fields	D	\$ 1,750,000			\$ 175,000
New Recreation Center/Library Combo- Chamizal Area	L	\$ 11,000,000	\$ 1,500,000		
Training & Instruction Pool (at MultiPurpose Ctr)	D, C	\$ 450,000	\$ 450,000		
Open Space Land Acquisition	L	\$ 5,000,000	\$ 500,000	\$ 500,000	\$ 500,000

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Neighborhood Improvement Projects	D, C	\$ 10,000,000	\$ 250,000	\$ 1,000,000	\$ 1,000,000
Paved Trails	D, C	\$ 6,000,000	\$ 600,000	\$ 600,000	\$ 600,000
Trail Head Parking Areas	D, C	\$ 2,000,000	\$ 200,000	\$ 200,000	\$ 200,000
Outdoor Sports Fields - new and replacement	C	\$ 5,000,000	\$ 500,000	\$ 500,000	\$ 500,000
Eastside Regional (AKA Hueco) Rec. Pool - new facility	D	\$ 4,000,000			\$ 400,000
New Recreation Center/Library Combo- Alameda Area	L	\$ 11,000,000	\$ 1,500,000		
New Recreation Center- Yucca or Lomaland Area	L	\$ 11,000,000	\$ 1,500,000		
Eastside Regional (AKA Hueco) Rec Ctr (New)	D	\$ 11,000,000			\$ 1,000,000

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Nolan Richardson Center		\$ 2,500,000			
Dick Shinault concrete skatepark		\$ 800,000			
Modesto Gomez Park		\$ 2,400,000			
NE Basin (NE5)		\$ 400,000			
Paseo del Sol		\$ 750,000			
Westside Community- Phase Four		\$ 1,900,000			
Pavo Real Recreation Center		\$ 2,000,000			
Wainwright (NE3)		\$ 750,000			
Northeast Regional Park Addn Lights		\$ 1,250,000			
Eastside Senior Center-(in Pebble Hills)		\$ 1,500,000			

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Blackie Chesher sport maintenance Storage		\$ 800,000			
Salvador Rivas Park		\$ 1,400,000			
Shawver-Renovate sports fields		\$ 1,500,000			
Metal Shade Canopies over Playground		\$ 1,500,000			
Modular Play Structures		\$ 1,500,000			
Lionel Forti Pool Renovate & Enclose		\$ 4,000,000			
Grandview Center		\$ 2,500,000			
Pat O'Rourke Recreation Center		\$ 2,500,000			
Adrian Garcia Park		\$ 250,000			
Veterans Recreation Center Expansion		\$ 1,500,000			

Parks & Recreation Program

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Polly Harris Senior Center		\$ 1,500,000			
Bartlett Phase Two		\$ 1,000,000			
Northeast Regional Park maintenance storage		\$ 800,000			
SUBTOTAL – PARKS & REC		\$ 195,000,000	\$ 20,275,000	\$ 24,025,000	\$ 20,925,000

Museums & Cultural Affairs and Multi-Purpose Center

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Children's Museum	L	\$19,250,000	\$100,000	\$300,000	\$2,000,000
Digital Wall @ History Museum	D, C	\$3,000,000	\$100,000	\$2,900,000	
Arts Festival Plaza Improvements	D, C	\$1,500,000		\$1,500,000	
Convention Center North Pedestrian Pathway	D, C	\$500,000	\$500,000		
Plaza/EPMA Loading Area Improvements	D, C	\$500,000			\$500,000
Sheldon Court Improvements	D, C	\$500,000		\$500,000	
Pedestrian Crossing & Wayfinding	D, C	\$3,750,000	\$3,750,000		
General Upgrades to all 3 museums	D, C	\$1,500,000	\$75,000	\$725,000	\$700,000
Hispanic Cultural Center		\$5,750,000			
Multipurpose Cultural & Performing Arts Facilities	L, MP	\$180,000,000	\$250,000	\$250,000	\$4,500,000
SUBTOTAL - MCAD & MULTI-PURPOSE ARENA		\$216,250,000	\$4,525,000	\$5,925,000	\$3,200,000

Zoo

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Reptile Building Completion	D, C	\$550,000	\$50,000	\$500,000	
Sea Lion Exhibit Repair and Upgrade	D, C	\$717,500		\$71,750	\$645,750
Wildlife Theater Presentation Stadium and Support Facilities	D, C	\$1,230,000		\$125,000	\$1,105,000
Carousel and Site Dev.*	D	\$1,050,000			\$100,000
Africa Wild Dog - new	D, C	\$500,000	\$100,000	\$400,000	
Education Animal Holding Area and Facilities Add and Enhanced	D, C	\$615,000	\$100,000	\$200,000	\$315,000
Canal Improvements and covering as needed including landscaping and roadway work	D, C	\$3,000,000	\$300,000	\$2,700,000	
Event Tent and Restrooms	D, C	\$1,742,500	\$200,000	\$700,000	\$842,500

**Project extends beyond 3 year plan*

Zoo

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Support Elements: Shade/Thatch, Electrical/HVAC, Rolling Stock, Graphics/Lighting, Picnic Tables, Building Systems, Paving, Painting, Sealing, Landscaping, Railings, Wayfinding, Water Systems, Moats*	D, C	\$7,375,958	\$596,000	\$610,000	\$526,700
Africa Wetlands River Hog and DikDik - new*	D	\$761,250			\$140,000
Galapagos - new*	D	\$577,500			\$100,000
Chihuahuan Desert Exhibit Complex	D	\$13,880,400			\$3,500,000
Plaza Improvements		\$577,500			
South America's Aviary Repair and Upgrade		\$461,250			
Alligator Exhibit		\$699,400			
Africa Bird Indoor Holding Area and site amenities		\$300,000			
Public Restrooms in Exhibits of Africa area		\$250,000			

Zoo

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Animal Holding I Improvements		\$307,500			
Animal Management		\$386,600			
South American Pavillion Restrooms		\$269,000			
Shade/Concessions		\$322,800			
Asia/Elephant/Rhino		\$565,500			
Touch Tank		\$735,150			
Penguin Exhibit		\$3,766,750			
Andean Bear		\$2,138,400			
Squirrel Monkey		\$534,000			
Asia Discovery Center		\$100,000			
EPWU Education Discovery Center		\$100,100			
Endangered Species Breeding Center		\$712,800			
Kahlahari Discovery Center		\$123,192			
South American Pavillion Repair & Improvement		\$220,600			

Zoo

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Administration Building addition and improvement		\$289,750			
Leopard Exhibit Expansion and Renovation		\$339,300			
Komodo Dragon/Red Panda Exhibit		\$4,323,900			
Animal Holding II		\$315,000			
Tapir Yard and Holding		\$161,400			
SUBTOTAL - ZOO		\$50,000,000	\$1,346,000	\$5,306,750	\$7,274,950

Library

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Irving Schwartz Branch Library Improvements	D, C	\$2,150,000	\$258,000	\$1,000,000	\$792,000
Bookmobile	PURCHASE	\$350,000	\$350,000		
Richard Burges Branch Expansion	D, C	\$1,400,000		\$168,000	\$800,000
Library Materials	PURCHASE	\$500,000	\$125,000		
Ysleta Branch Library – Parking Lot	L	\$425,000	\$100,000		
Armijo Branch Library Improvements		\$350,000			
Clardy Fox Branch Library Improvements		\$410,000			
Dorris Van Doren Regional Branch		\$620,000			
Esperanza Moreno Regional Branch		\$720,000			
Judge Marquez Branch Library Improvements		\$410,000			
Main Library		\$1,650,000			
Memorial Park Branch Library Improvements		\$550,000			

Library

PROJECT	PHASE	BUDGET	FY 13/14	FY14/15	FY 15/16
Jose Cisneros Branch Library Improvements		\$270,000			
Westside Branch Library Improvements		\$910,000			
Ysleta Branch Library Improvements		\$450,000			
Technology Mobile		\$427,000			
Express Library (joint Use with P&R facility)		\$204,000			
Express Library (joint Use with P&R facility)		\$204,000			
SUBTOTAL - LIBRARY		\$12,000,000	\$833,000	\$1,168,000	\$1,592,000
GRAND TOTAL		\$473,250,000	\$26,979,000	\$36,424,750	\$32,991,950



Proposed Consultant Management Strategy

- Addresses immediate and longer term project demands
 - Creates project clusters given activity and location
 - Packaged approach solidifies proposed schedules
- Optimizes existing resources while minimizing additional staffing needs
- Takes advantage of local talent and capabilities of industry



Proposed Packages for Consultant Management

Package	Amount
Eastside Regional Park (AKA Hueco)	\$48,000,000
Flat Field Parks Projects	\$15,000,000
New Recreation Centers (3) Parks	\$33,000,000
Zoo Program	\$50,000,000
Multipurpose Arena	\$180,000,000



Proposed Impact of 3-year CIP Rollout on the Debt Tax Model

**Presented by: Carmen Arrieta-Candelaria
Financial Services Department**



Timing of Bond Issuances

Fiscal Year of Roll-Out	CIP Project Amount
FY 13-14	\$26,979,000
FY 14-15	\$36,424,750
FY 15-16	\$32,991,950
FY 16-17 and beyond	\$376,854,300
Totals	\$473,250,000



City of El Paso, Texas
Tax Rate Impact of Current Debt and Proposed Long-Term Debt Issuance
As of January 28, 2013

FYE	Authorized but not Issued¹
2013	0.2220
2014	0.2342
2015	0.2516
2016	0.2739
2017	0.2772
2018	0.2822
2019	0.2880
2020	0.2914
2021	0.2982
2022	0.2980
2023	0.2990
2024	0.2918
2025	0.2801
2026	0.2715
2027	0.2675
2028	0.2667
2029	0.2614
2030	0.2581
2031	0.2533
2032	0.2401

= Max Debt Rate

¹This column included debt that has been authorized by Council but not yet issued through contractual obligations.

Impact of Rollout on Debt

Note: Certain key assumptions have been made and incorporated into the tax model to derive the above tax rates.



Questions/Comments