

Critical Facilities Subcommittee

2024 Bond Task Force

Meeting Date: August 22, 2023	Convened: 6:02 pm	Adjourned: 7:50 pm
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Committee Members Present:

Committee Members Absent:

Jennifer Staubach Gates	Roger Sashington
Enrique McGregor	
Adam Medrano	
Juana Veliz	
Alicia Serrato	
LaSheryl Walker	
Alan Hoffmann	
Robb Stewart	
Yareli Esteban	
Basheer Ghorayeb	
Bruce Allen Richardson	

Staff Present

Efrain Trejo – BCM	
John Johnson – BSD	
Robert Van Buren – BCM	
Benjamin Espino – OAC	
Melissa Webber – DAS	

Agenda Item #1: Sign In

Chair Gates called the meeting to order at 6:02 pm

Agenda Item #2: Public Speakers

Doug Taylor: N. Oak Cliff Library – renovation of library branch – placed on the Bond.

Animal Advisory Chair, Shelby Bobosky: Day job works with different shelters across state – visited about 200 shelters across the state – rooster analogy – also “ farm” laws passed – seizures, shelters – have community spaces – public safety – importance of new shelter

Animal Advisory Commissioner, Rachael Gearing: DAS is critical – 147% capacity – health and safety issues – increase in hiring – Dangerous Dog Task Force – served on Task Force – allocate Bond funding for new DAS facility

Agenda Item #3: Field Trip open discussions

Daniel – ITS - Building is kept up to date and speed – CECAP goals – 5 generators – outfitting buildings – 3rd ask is for “technical debt” – not had funding that IT has needed to have – Chair Gates asked about amount from \$35M – policy question? Options – Daniel – “not one size fits all” – each application is being evaluated either in-house or outsource –

D14 – Redundant systems – Daniel new system would be put in one location - \$112M system – vehicle and infrastructure -mobile technology center (Public Safety – DFR, DPD) –

D10 – 6 story building – four stories – moving staff – potential revenue generation on 1st floor – ¼ to 1/5th of one story - can any of the functions be moved into current facility – can two facilities be an option – IT Daniel – need to look at option

D10 – logistical standpoint – no to \$140M; “think outside the box” – considering one facility is close to Jack Evans - \$112M for the mobile; add all the figures -

D10 – items less than 20 years old; redoing floor at Moody – “analogize to a car” – challenge staff to eliminate anything that is not 20 year life – not good use of Bond funds for 20 years – Bond funding – 20 year life reiterated –

Chair Gates and D10 - \$20M reallocated to economic development –

D10 – Federal electrical panels –

Consensus about HVAC systems and roofs –

DFR – replacement Fire Station No. 22 Coit Road – major maintenance for the rest of the stations – looked at total score – Fire Station was DFR No 22 was third highest priority – Chief Adans – fire station #11 – Cedar Springs – what is the correct figure –

Agenda Item #4: Open discussion on past presentations

Chief Adans – Station 22 and 43 – tied – problem does not allow for adding resources – not only their age – most importantly cannot add resources – electrical panels not up to demand – every apparatus has two plugs – rewire every single station –

Chair Gates – what is the total if you did all the electrical upgrades – what is the highest priorities of the maintenance issues – Chief Adans – electrical and fire panels –

DPD –

D2 – Medrano – top three scenarios – top three stations find a scenario –

Critical Facilities had - \$220M out of \$1B

\$242M out of \$1.1B –

One third; one half; actual –

D10 - \$200M - \$220M - \$242M

Percentages vs. rates –

D10 – DPL major maintenance \$14.9M – Park Forest – Preston Royal – difference in score was three points – prioritize Preston Royal - \$22M scenario – mid range

D1 – Advocate for N. Oak Cliff Library – possible inclusion of public space –

D10 – Private/public partnership – cultural center and library – is it aspirational?

Jo Guidice – RFP/RFQ for some ideas for N. Oak Cliff Library – ppl willing to participate in project – but could not get pricing – all three were promised in 2006 –

D10 and staff – Preston Royal – highest property –

Preston Royal – 71; Bishop Arts – 64;

OCA –

Major maintenance – DMA needs – 69; major maintenance – buildings we own - \$50M – maintenance items not 20 years item – roof and chiller at Moody – taken out 20 year items –

D2 – Medrano – Pike Park -

- \$50M - major maintenance for OAC

City facilities – City Hall – HVAC chiller –

JJ: \$61M submitted – need to move by law – generators – have to fix them – required by law by 2030 - \$36M for water infiltration – electric panels – generators - \$42M – prior to escalation –

D10 – generatos, water ifiltraition, roof replacements, 2030 regulations – replace the chillers –

5% inflation; 8% project cost –

\$27M – JJ - \$33M – water infiltration – has been deferred previous 3 Bond programs –

Looked at other options – sealing – changing the water feature – rain water penetration – complete – retrofit – garage is part of the foundation –

D7 – Major City – City Hall – water infiltration –

Agenda Item #5: Allocations:

Efrain: BMS proposing \$1B bond, subject to change. BMS will brief Council next month on Bond funding.

Final numbers:

DFR - \$43M to \$47M (take out

DPL – \$22M or \$39M

OAC - \$50M

City Hall - \$33M

IT – data center - \$30M -

DPD – academy - \$50M for Academy - \$6.5M for major maintenance – 56.5

\$255.5M

Take down – \$22M for DPL – minus \$7M for City facilities – deduct \$6.5M for DPD; DPD – address major maintenance

DFR - \$30M

DPD - \$50M + \$6.5M

City Facilities \$50M

ITS - \$30M

City Facilities \$26M

DPL - \$22M

\$214.5M

NE Maintenance - \$18.6M

New Academy – driving track – location where current location is a leased -

\$63M for central station – 334 S. Hall Street – teardown and rebuild -

Chief Shaw – regarding new academy – opportune time with UNT – Chair Gates – reiterated private fundraising

Technical score 80 points

20 - Equity is EIA and overlay tool

DFR – reduced DFR by \$17M

Agenda Item #6: Final Deliverables

Chair Gates and Staff Liaison to brief CBTF on Tuesday, September 19, 2023, with high and low scenarios for allocation by proposition.

Chair Gates adjourned the committee at 7:50 pm