

Memorandum



CITY OF DALLAS

DATE October 14, 2016

TO Honorable Members of the Budget, Finance, & Audit Committee: Jennifer S. Gates (Chair), Philip T. Kingston (Vice Chair), Erik Wilson, Rickey D. Callahan, Scott Griggs, Lee M. Kleinman

SUBJECT City Facilities Needs Inventory

On Monday, October 17, 2016, Equipment and Building Services will brief the Budget, Finance, & Audit Committee on the City Facilities Needs Inventory. We have attached the briefing for your review.

Please let me know if you need additional information.

A handwritten signature in blue ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich
Chief Financial Officer

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Larry Casto, 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
Joey Zapata, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

City Facilities Needs Inventory

Budget, Finance and Audit Committee
October 17, 2016



Briefing Outline

- Overview of City Facilities
- Funding levels of recent bond programs
- Current needs
- Facility Condition Assessment Update

Overview of City Facilities

- City service and maintenance facilities include:
 - Service Centers across the City for equipment maintenance and building management
 - Central Service Center, Southeast Service Center, North Central Service Center, Northwest Service Center, Southwest Service Center and Hensley Field
 - Include facilities that house multiple or single services:
 - Code Compliance
 - Building Inspection
 - Mobility and Street Services
 - Sanitation
 - Patrol Stations (included in Police Facility Needs)
- Court and Detention Services
 - Municipal Annex and Central Service Center Detox Facility
- Animal Control Services
- Sanitation Services
- City Hall and Oak Cliff Municipal Building

2003 and 2006 Bond Program Funding Levels

- 2003 Bond Program
 - \$16.8 M City Service and Maintenance Facilities
 - \$11.8 M Animal Control (Shelter Facility)
 - \$24.0 M McCommas Landfill Facilities
- 2006 Bond Program
 - \$34.7 M City Service and Maintenance Facilities
 - \$ 7.9 M Court Facilities
- 2012 Bond Program did not include any facilities



Current Needs Inventory

- Major Maintenance \$73.1 M+*
- Replacement/Renovation / Expansion \$113.1 M
- New Facilities \$76.9 M

*High level estimates that continue to be refined as the facility condition assessments in the field are completed this month and reports and draft reports are compiled in November

Current Needs Inventory

Code Compliance

New Construction

Southeast District Offices Municipal St. Campus	Design and construction of 18,000 SF facility for SE Inspection District and Nuisance Abatement offices	\$8.1 M
Southeast District Maintenance Facility 2721 Municipal	Design and construction of 2,760 SF detached maintenance structure for Nuisance Abatement.	\$0.9 M
Northeast and N. Central District Offices 8904 Adlora Lane	Site acquisition, design and construction for 10,000 SF office for NE and N. Central Inspection Districts	\$5.6 M
Southwest District Offices 4020 W. Illinois	Design and construction for 15,000 SF joint use offices for Inspection & Building Services	\$7.1 M
Dallas Animal Services proposed location - Jim Miller at US 175	Design and construction for 52,000 SF impound facility for SE Inspection District	\$30.8 M
Sub Total - New Construction Needs		\$52.5 M

Current Needs Inventory

Code Compliance

Renovation/Expansion

Dallas Animal Services
1818 Westmoreland



Design and renovation of 52,000 SF facility, to upgrade key infrastructure components and 2,000 SF storage building with driveway and 4 parking spaces

\$11.2 M

Consumer Health Offices
7901 Goforth Rd.

Design and renovation of 16,626 SF office facility, including ADA upgrades for addition of an elevator, replace stairs, and new paving for 50 vehicle spaces

\$4.8 M

Storage Facility
7901 Goforth Rd.

Renovation of 2,000 SF storage shed for mosquito chemicals and power wash equipment, interior & exterior lighting

\$0.4 M

Sub Total - Renovation / Expansion Needs

\$16.4 M

Current Needs Inventory

Court Facilities

Replacement / Renovation / Expansion

Detention Center	Site Acquisition, design & construction of a new 40,000 SF Detention Center facility for all City Marshal services; including land acquisition, design, construction and security system. New facility to comply with Texas State Jail Standards	\$26.2 M
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Municipal Annex

2014 Main St



Design and Renovation (Phase II) 1) Interior finish-out of entire 5th Fl. 2) ADA compliant ramp at building exit, 3) clean and polish original marble floors and walls in public areas of 1st Fl., 4) repair exterior stone and windows, 5) re-finish oak paneling on 2nd Fl., and 6) install new emergency generator	\$6.4 M
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Sub-Total of Replacement / Renovation/ Expansion Needs	\$32.6 M
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Current Needs Inventory

Mobility and Street Services Facilities

Replacement / Renovation / Expansion

Northeast Service Center Replacement Facility	Site acquisition, design and construction of 12,000 SF maintenance facility	\$5.8 M
Southwest Service Center Replacement Facility 2505 Valleria	Design and construction of 12,000 SF maintenance facility on existing site	\$4.2 M
Central Service Center - Auxiliary	Site acquisition, design and construction of 21,408 SF admin. offices and warehouse, with 39,995 SF for equipment parking and 5,250 SF staff parking	\$9.5 M
Northwest Service Center 9500 Harry Hines Blvd.	Design and construction of 43,648 SF warehouse expansion	\$11.4 M
Sub-Total Replacement / Renovation / Expansion Needs		\$30.9 M

Current Needs Inventory


Sanitation Facilities

The Sanitation Enterprise would completely fund any debt service associated with any of these projects included in the Bond Program.

New Construction

SW Neighborhood Convenience Center	Site acquisition, design and construction of new neighborhood convenience center	\$3 M
SE Neighborhood Convenience Center	Site acquisition, design and construction of new neighborhood convenience center	\$3 M
Far North Transfer Station	Site acquisition, design and construction of new Far North Transfer Station facility. To include replacement facility for NE Service Center (\$5.6 M)	\$18.4 M
Sub-Total of New Construction Needs		\$24.4 M

Sanitation Facilities

Replacement / Renovation / Expansion		
McCommas Bluff Landfill 	Design and construction of replacement Scale House and inbound/outbound lane re-design	\$0.5 M
	Design and construction of two new wheel wash facilities to enhance environmental compliance	\$1.5 M
	Design and construction of a new Customer Convenience Center and drop-off location	\$3 M
Southeast Service Center	Site acquisition, design and construction of 16,000 sf replacement facility	\$3.2 M
Bachman Transfer Station 9500 Harry Hines	Design and renovation of upgrades to Bachman Transfer Station to increase capacity	\$8 M
Sub-Total of Replacement / Renovation / Expansion Needs		\$16.2 M

Current Needs Inventory

Service Centers

Replacement / Renovation / Expansion

Southeast Service Center Phase 2	Design and Construction of approx. 53,000 SF for fleet repair facility	\$17 M
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There are opportunities for economies of scale and other benefits in constructing shared used facilities for various departments having renovation needs in the same complexes/service centers.

This is being taken into consideration as the Recommended 2017 Capital Bond Program is developed for January.

Facility Condition Assessment Project Update


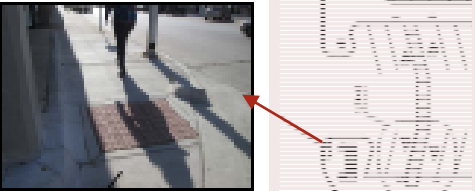
- Approximately 87% of project facilities have been assessed
- Field work on the remaining 13% is scheduled to be completed in October
- Draft survey report with cost estimates are scheduled to be received in November



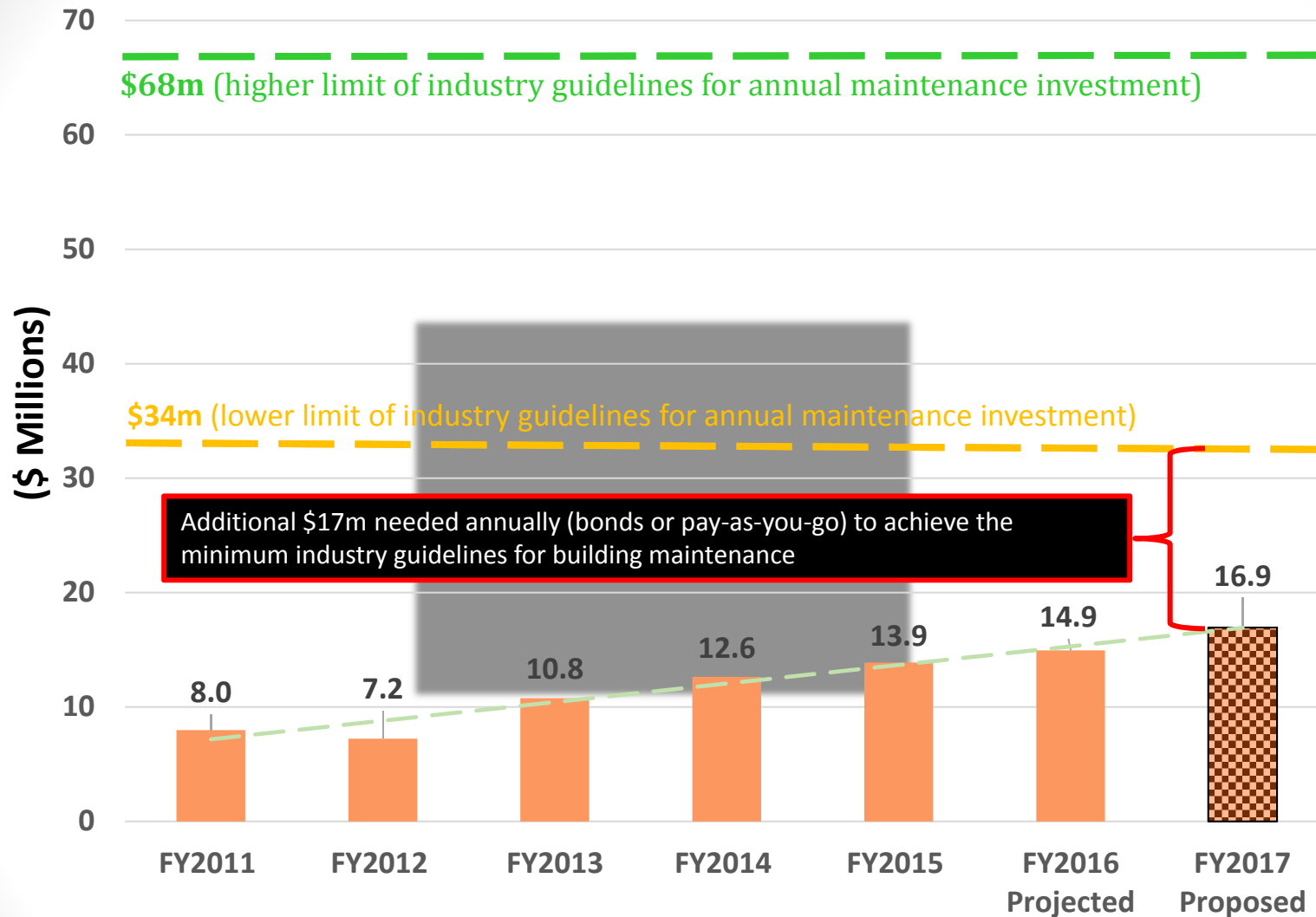
Facility Condition Assessment Project Update

- Many facilities have deficient building systems well past their useful lives:
 - Outdated, non compliant electrical systems, such as main switchgear, panelboards, and components where parts are no longer manufactured and pose a significant safety risk if failure occurs
 - Inadequate HVAC systems that rely on outdated parts and technology, are inefficient, require extensive maintenance, and susceptible to failure
 - Several locations have water intrusion issues that are causing substantial damage to other facility systems beyond architectural
- Facility rehabilitation and strategic renewal replacement investments will be an ongoing need in future capital investment Plans

Major Maintenance

Major Maintenance – examples of priority needs		
City Hall 	Replace existing roof and parapet flashing with new modified bitumen or TPO roof Plaza and garage roof replacement and water infiltration repairs	\$2.5 M \$15 M
ADA Updates Priority List 	Design and construction of ADA improvements in various facilities—access route, ramps, elevators, restroom updates	\$4 M
Roof Replacements	Design and construction of new roofs in various city facilities	\$2.5 M
Mechanical/electrical/plumbing Updates Priority List	Design and Renovation of upgrades to HVAC, electrical and plumbing systems at various facilities	\$12.5 M
Major Maintenance Needs		\$73.1 M+

EBS Facility Maintenance Budgeting



Additional \$17m needed annually (bonds or pay-as-you-go) to achieve the minimum industry guidelines for building maintenance

Industry guidelines suggest 2% to 4% of asset portfolio value as an adequate annual maintenance and repair budget (Source: Federal Facilities Council)

Questions?