

Memorandum



DATE February 24, 2025

CITY OF DALLAS

Honorable Members of the Government Performance and Financial Management
TO Committee: Chad West (Chair), Paula Blackmon (Vice Chair), Cara Mendelsohn,
Jesse Moreno, Jaime Resendez

SUBJECT **Family Gateway Property Repair - Update**

As of December 24, 2024, all repairs associated with the May 28, 2024, storm—now referred to as **Phase 1 Repairs**—have been completed, except for window replacements, which have now been incorporated into Phase 2 repairs to coincide with exterior EIFS repair activities. All areas of the facility have been turned back over to Family Gateway North and their client, Vogel Alcove, allowing for the resumption of normal operations.

Description	Status
Roof Replacement and Gutters	Completed
Mold Remediation	Completed
Reconstruction of rooms requiring mold remediation	Completed
Water damage repairs (all floors)	Completed
Install new aluminum windows/Seal HVAC	Moved to Phase 2 repairs
Service and clean all HVAC units	Completed

During Phase 1 Repairs, the following deficiencies with original building construction or prolonged water infiltration, now referred to as **Phase 2 Repairs**, were identified and are currently being planned for resolution by OHS and FRM.

Description	Cost
Window framing deterioration	Cost + approximate 1.5% payment/performance bond cost = \$372,645 * *Repairs will be made to any deteriorated framing only if encountered during window replacement activities.
Failed EIFS and through-wall flashing	Cost + approximate 1.5% payment/performance bond cost = \$583,901

Facilities & Real Estate Management anticipates a March 26, 2025, Council agenda item for job order approval of the Phase 2 repairs.

Should you have any questions or concerns, please contact me or Christine Crossley, Director, Office of Homeless Solutions at christine.crossley@dallas.gov.

Service First, Now!



Alina Ciocan
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors