

# Memorandum



CITY OF DALLAS

DATE September 23, 2024

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

SUBJECT **Family Gateway Property Repair - Update**

On Friday, September 13, 2024, a memorandum was sent to the City Council providing updates related to the repairs at the Family Gateway property (attached for your convenience). Please see the below updates since the September 13 memorandum.

### **Actions to Address Storm-Related Damages:**

- Full roof replacement began on September 18, with work projected to be completed by October 5.
- Staff is scheduled to meet with the tenant on Friday, September 20, 2024, to discuss the adjustor's report. A separate meeting with the tenant will be held to address the proper mold treatments for each issue.

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

Service First, Now!



Alina Ciocan

Assistant City Manager

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

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

# Memorandum



CITY OF DALLAS

DATE September 13, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Family Gateway Property Repair – Update**

The Office of Homeless Solutions (OHS) and the Facilities and Real Estate Management (FRM) Department continue to work closely with Family Gateway to address needed repairs at the property. Following the May 2024 windstorm, Family Gateway reported water damage and visible mold that is believed to have been caused by a roof leak.

After beginning mold remediation in two, first floor rooms, the City contacted the Office of Risk Management (ORM) to file an insurance claim. The insurance adjuster conducted a preliminary assessment of the property on August 16, 2024, followed by two additional inspections on August 22, 2024, and August 29, 2024. According to the adjuster's September 11, 2024, report, the total estimated storm-related damages, less depreciation, and repairs that appear not related to the storm loss, is \$179,961.64.

The final cost of storm related repairs will not be known until construction proposals are received from the City's vendor. Additional issues raised by Family Gateway were also included in the adjuster's report. However, the adjuster deemed these issues to be unrelated to the storm damage and, therefore, excluded from the City's insurance claim.

### **Actions to Address Storm-Related Damages:**

- On July 3-5, the City's roofing contractor performed assessment and immediate repairs.
- On August 30, 2024, a tarp was placed on the roof.
- Full roof replacement is scheduled to begin on September 17, with work projected to be completed by October 5.
- Once the installation of the roof is completed, construction will resume in the childcare center.
- Mold abatement on the first and second floors where it was visible has been completed. The affected rooms have also passed secondary mold testing.
- Yesterday, Facilities and Real Estate Management staff and the City's general contractor completed a walk-through and assessment of the water damage as identified in the adjuster's report.

### **Actions to Address Non-Related Storm Damage:**

In October, OHS will provide to GPFM the estimated cost for Family Gateway North's reported issues that the adjuster deemed unrelated to storm repairs, and seek committee guidance on a proposed path forward.

DATE September 12, 2024  
SUBJECT **Family Gateway Property Repair – Update**  
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An update on the progress of storm related repairs will be provided to GPFM at the September meeting. Should you have any questions or concerns, please contact me or Christine Crossley, Director, Office of Homeless Solutions at [christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov).

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