

Memorandum



CITY OF DALLAS

DATE October 18, 2024

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

SUBJECT **Family Gateway Property Repair - Update**

The purpose of this memo is to provide an update on the City's efforts to repair damages at the Family Gateway property caused by the May 2024 windstorm. We are pleased to report that significant progress has been made since the last committee update on September 23, 2024.

The Office of Homeless Solutions (OHS) and Facilities and Real Estate Management (FRM) Department are meeting weekly with Family Gateway and Vogel Alcove representatives to discuss project details and the timeline for completion. In the process of addressing the storm-related damages, and because of additional deficiencies identified, FRM conducted a full assessment of the property to identify any other potential areas susceptible to water infiltration during a weather-related event. The project scope, therefore, has been expanded to include the results of the assessment.

Description	Estimated Cost	Status
Roof Inspection	\$19,500	Completed
Roof Replacement and Gutters	\$200,748	Completed
Mold Assessment	\$15,263	Completed
Mold Remediation	\$72,479	4 of 6 rooms completed. Remediation of 2 remaining room to begin on 10/21/24.
Reconstruction of rooms requiring mold remediation	\$132,211	Contract preparation in progress
Water damage repairs (all floors)	\$77,000	Contract preparation in progress. Once payment bonds are approved and the contract is executed, priority will be expedited to complete the work in the childcare area

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PAGE **2 of 2**

Description	Estimated Cost	Status
		allowing Vogel Alcove to resume infant and toddler care operations.
Install new aluminum windows/Seal HVAC	\$216,000	Contract preparation in progress
Replace metal through-wall flashing	\$92,566	Contract preparation in progress
Service and Clean all HVAC units	\$18,650	Work on unaffected rooms scheduled to begin on 10/18/24
TOTAL	\$844,417	

OHS and FRM will continue to work closely with Family Gateway and Vogel Alcove and provide updates to the committee. 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 Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera 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