

# Memorandum



CITY OF DALLAS

DATE November 1, 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**

Repairs at the Family Gateway North property continue under the direction of the Facilities and Real Estate (FRM) Department and in partnership with the Office of Homeless Solutions. The status of all repairs is reflected in the table below.

As staff reported at the October 22, 2024 committee meeting, resuming childcare operations is a top priority. Accordingly, FRM has authorized its vendors to use overtime to expedite childcare center repairs. City staff continues to meet regularly with Family Gateway representatives to review the project schedule and address issues as they arise.

Description	Status
Roof Replacement and Gutters	Completed
Mold Remediation	Completed on 10/25/24
Reconstruction of rooms requiring mold remediation	Reconstruction of two affected rooms will start on 10/28/24 and will be completed on 11/1/24. Additional four rooms – Reconstruction job order contract pending execution.
Water damage repairs (all floors)	Job order contract execution (DO) expected 10/25/24. Planned start on 10/28/24, with anticipated 10/31/24 completion.
Install new aluminum windows/Seal HVAC	Windows have an estimated 6-week delivery lead time. Upon receipt, forecast timeline for completion is approximately 6 weeks.
Replace metal through-wall flashing	Pending Job Order Execution

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PAGE **2 of 2**

Description	Status
Service and clean all HVAC units	Work on HVAC units in unaffected rooms completed on 10/25/24. Remaining units will be completed upon conclusion of reconstruction efforts.

OHS and FRM will continue to provide updates to Family Gateway, Vogel Alcove and 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](mailto:christine.crossley@dallas.gov).

Service First, Now!



Alina Ciocan  
Assistant City Manager

- c: 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