

# Memorandum



CITY OF DALLAS

DATE June 6, 2018

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scot Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Proposed Satellite Location for Dallas Animal Services**

## **Summary**

On Monday, June 11, 2018, Ed Jamison, Director of Dallas Animal Services and Ryan Rogers, Assistant Director will brief the Quality of Life, Arts and Culture Committee. The briefings will cover the Dallas Animal Services Dashboard, Recommended Ordinance for Animal Holding Periods, Recommended Ordinance for Dangerous and Aggressive Dogs Proposed Satellite Location for Dallas Animal Services. Briefing materials are attached for your review.

## **Background**

### *Dallas Animal Services Dashboard*

This presentation will give a high-level overview of the current status of some of Dallas Animal Services' most important metrics.

### *Recommended Ordinance for Animal Holding Periods*

This presentation will detail the current problem with the animal holding periods and how the ordinance impedes live release rates. Dallas Animal Services (DAS) has collaborated with the Animal Advisory Commission (AAC) to recommend immediate changes to save lives this summer and increase shelter capacity. The AAC has forwarded this item with a unanimous vote to the Quality of Life, Arts & Culture Committee.

### *Recommended Ordinance for Dangerous and Aggressive Dogs*

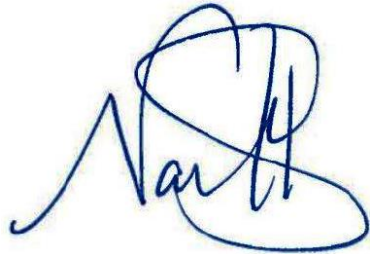
This presentation will detail the definition of a dangerous dog, the requirements of the owner of a dangerous dog, the current administrative challenges and proposed amendments. DAS has collaborated with the Animal Advisory Commission and Dangerous Dog Task Force, in the development of these recommendations. The AAC has forwarded this item with a unanimous vote to the Quality of Life, Arts & Culture Committee.

### *Proposed Satellite Location for Dallas Animal Services*

This presentation will discuss Dallas Animal Services' intent to repurpose old fire station #44 (District 7) as a potential satellite location. This will be a pilot program, if approved. This briefing will include justification for a satellite location, potential budget impacts, and future uses should the site be activated. The AAC has express support for site activation.

Date June 6, 2018  
Subject **Proposed Satellite Location for Dallas Animal Services**

Please feel free to contact me if you have any questions or concerns.



**Nadia Chandler Hardy**  
Chief of Community Services

c: Honorable Mayor and Members of City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Billierae Johnson, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)  
Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# **Proposed Satellite Location for Dallas Animal Services**

**Quality of Life Committee**

**June 11, 2018**

**Ed Jamison, Director  
Dallas Animal Services**



# Briefing Purpose

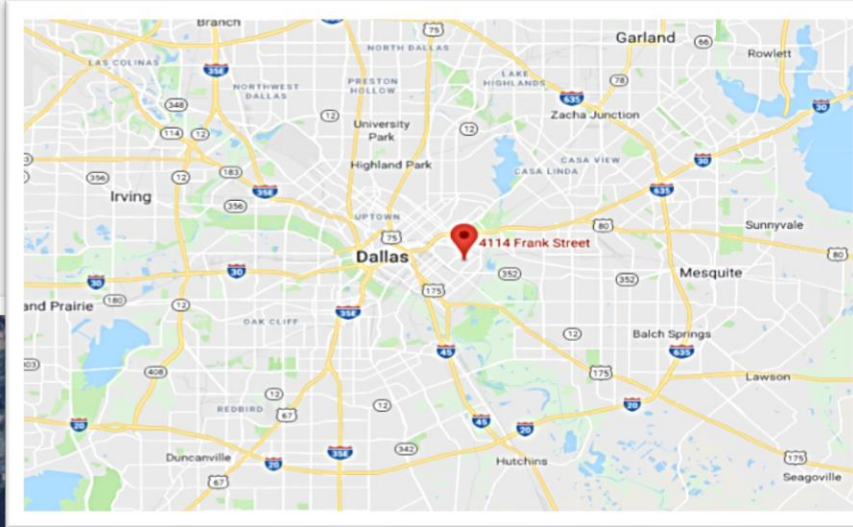
To discuss DAS' intent with acquiring old fire station #44 (4114 Frank St.) and how DAS plans to operate the facility within our existing budget

- The Need for a Remote Location
- About the Facility
- Costs: Remodel + O&M
- How the Building Will Be Utilized
- Net Benefits to DAS from 4114 Frank St.
- Next Steps & Recommendations

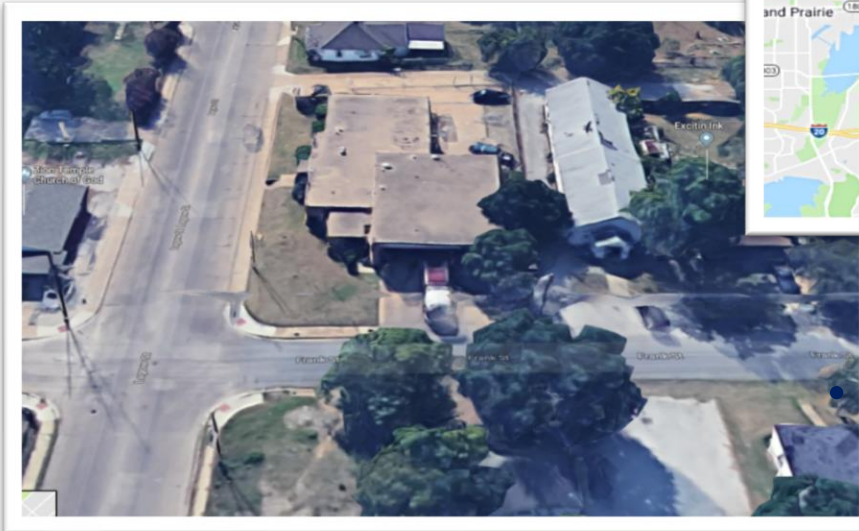


# About the 4114 Frank St.

- Three Working Truck Bays
- Admin Quarters
- Kitchen & Locker Room



- Opened in 1959
- Vacant in 2015



Located Near Fair Park



# About 4114 Frank St.

## General Condition:

- Old Fire Station 44 building has been vacant since 2015±
- Utilities (Water, Gas and Electricity) are connected

## Exterior Condition:

- The exterior walls (brick façade) appear in good condition, no cracking or deterioration.
- Roof appears in good condition, no evidence of leakage was observed.
- Foundation appears in good condition, no cracking or settlement were observed.
- Exterior windows were generally in good condition.
- Building has an underground diesel Storage tank (size unknown) with single fuel unit.

## Interior Condition:

- Building has been vacant for 2 years, most of the interiors and fixtures are vandalized or broken.
- HVAC: the unit that used to serve the building is gutted
- No HVAC for the apparatus bay (only exhaust fans)
- Electrical: the main panel is working but will require replacement along with wiring and conduits
- Lighting: exterior lighting is fair condition, interior lighting will require replacement.
- Plumbing: all fixtures including water heater, showers, sinks, W.C. etc. are broken and vandalized
- Kitchen hood and cabinet are vandalized and damaged
- Life Safety or fire suppression

Estimated Renovation Cost	
Total SqFt 5,572	
<b>Building</b>	
Existing Building ft <sup>2</sup> :	3,377
Environmental fees (Asbestos Abatement)	\$20,000
Cost per SF to finish out:	\$35
<b>Renovation Costs</b>	<b>\$118,195</b>
HVAC replacement	\$70,000
Contingencies (15%):	\$17,729
<b>Total Costs:</b>	<b>\$205,924</b>
<b>Apparatus Bay</b>	
Existing Building ft <sup>2</sup> :	2,195
Asbestos Abatement	\$0
Cost per SF to finish out:	\$15
<b>Renovation Costs</b>	<b>\$32,925</b>
HVAC add-on	\$20,000
Contingencies (15%):	\$4,939
<b>Total Costs:</b>	<b>\$57,864</b>

## Bottom Line:

- **Option #1: Basic remodel = \$132,668**
- **Option#2: Complete remodel = \$263,788**

# Costs: Remodel + O&M

## ❖ Remodel:

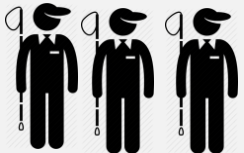


- Source: DAS' Donation Funds (Fund: 0898); Balance >\$250k
- Expected Costs: ≈ \$132,668
  - \$132,668 For basic HVAC/Asbestos/Contingency costs

## ❖ Ongoing O&M:

- Source: Existing Gen. Fund Budget & DAS' Donations (for one time only costs)
- Expected Costs: <\$15k
  - \$3,000 Mowing (object 3210), \$1,000 water (object 2170),
  - \$4,000 Janitorial Services and Pest Control (object 3210),
  - \$2,000 Other Supplies (object 2280)



# How the Building will be Utilized

Groups	Basic Functions	Employee Count
<p>Field Team</p> 	<p>- Basic Officers: Attend 311 SRs of all types</p>	<p>1 Manager - 4 days per week                      1 Supervisor - 7 days per week                      3-4 ASO's - 7 days per week</p>
<p>Op's Team</p> 	<p>- Primary focus is to capture loose dogs</p>	<p>1 Supervisor - 4 days per week                      4 ASO's - 4 days per week</p>
<p>CARE Team</p> 	<p>- Educate/Assist the community to come into compliance</p>	<p>6 ASO's - 4 days per week</p>

# Net Benefits to DAS from 4114 Frank St.

## ❖ Near Term

- Decrease in response times for our field teams
- Presence in the community for our field teams
- Alleviation of parking issues at main shelter
- (Could) Improve Live Release Rate by  $\approx 1\%$  through space appropriation

## ❖ Long Term

- (Will) Improve Live Release Rate by  $>2\%$  through using the space as a holding area for protective custody or sick animals currently at our main shelter

# Next Steps & Recommendations to CMO

## Next Steps

- ❖ DAS to develop remodel and move-in timeline with EBS (currently occurring)
- ❖ Work with CIS & EBS to agree to ongoing costs (occurring)
- ❖ Do basic remodel for HVAC and asbestos (May-July)
- ❖ Move in with basic field functions (August)
- ❖ Implement basic shelter holding capabilities (Dec. 2018)

## Recommendations:

- ❖ No action required from Council, as no additional Gen. Fund budget needed other than EBS & CIS support. Requested support going forward.

# Conclusion