

Memorandum



DATE January 29, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Update on the Dallas Police Department Bexar Street Substation

On Monday, February 1, 2010, you will be briefed on the Update on the Dallas Police Department Bexar Street Substation. A copy of the briefing is attached.

Please let me know if you have any questions.



A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Jeanne Chipperfield, Director, Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

Update on the Dallas Police Department Bexar Street Substation

A Briefing to the Housing Committee

February 1, 2010

Housing/Community Services

Department





Purpose

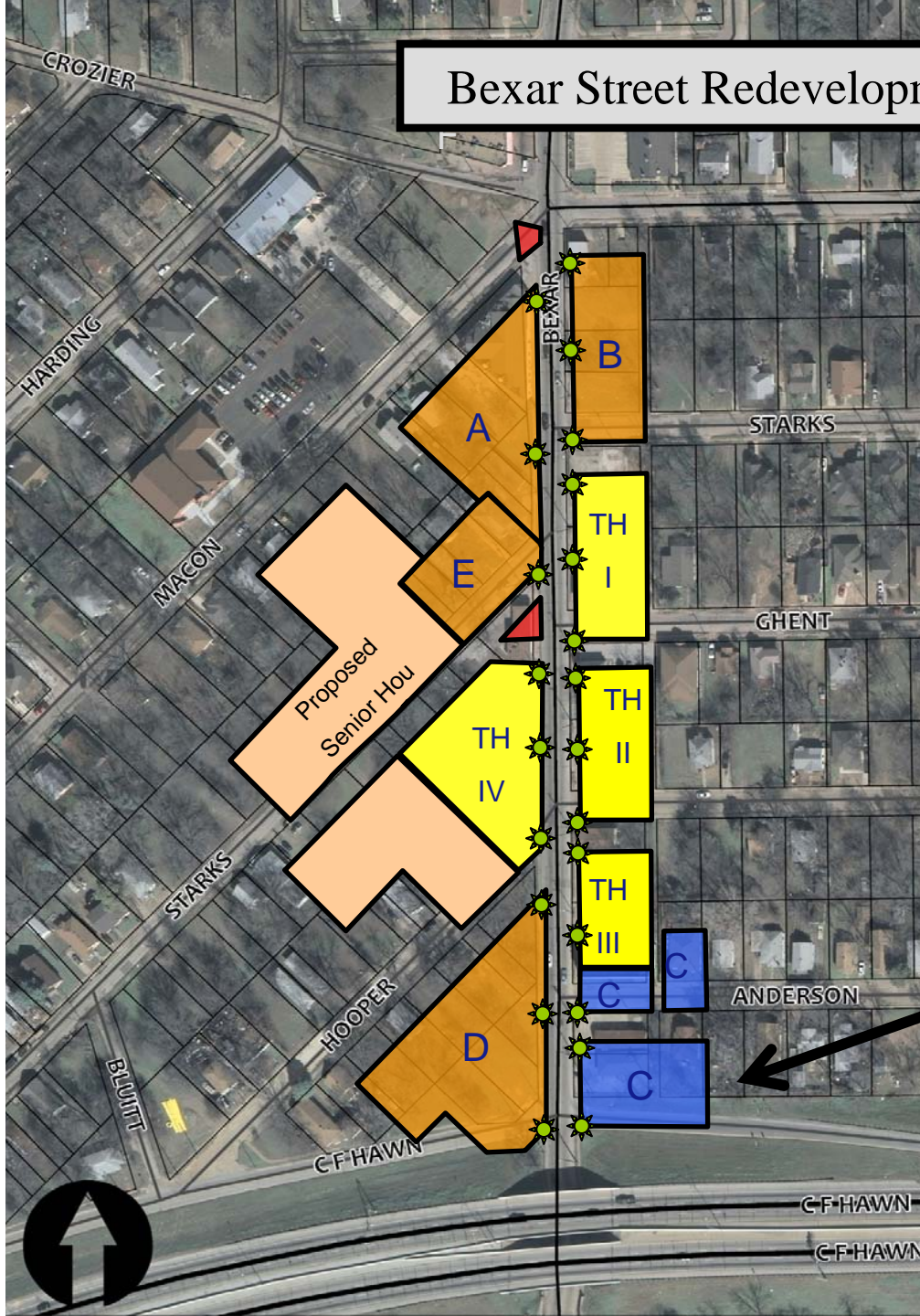
- Update Housing Committee on the progress of the Police substation on Bexar Street now that the City Council has approved on January 27, 2009 the sale of \$2.0M in Certificates of Obligation to finance the land acquisition, design and construction of this facility
- This project was initially briefed to the Housing Committee on June 15, 2009

Background

- The redevelopment of the Bexar Street corridor is being implemented as a comprehensive, master planned development
- The DPD Bexar Street Satellite Station is a critical component of this plan and is vital to stabilizing the Ideal/Rochester Park neighborhoods



Bexar Street Redevelopment Corridor – Phase I



Building C:
Proposed DPD
Bexar Street
Satellite Station



Bexar Street Satellite Station

- Approximately 9,000 square feet
- 2 story building with ground level devoted to community uses (e.g. Community Prosecutor & Code Enforcement)
- Station to provide nearly 24 hour coverage
 - Open to public 8am to 6pm – with DPD officers on site
 - Public meeting room available for community use after 6pm
 - Used by other officers after hours to:
 - Complete accident reports
 - Meet with supervisors
 - Pick-up shift cars
 - Perform various other tasks



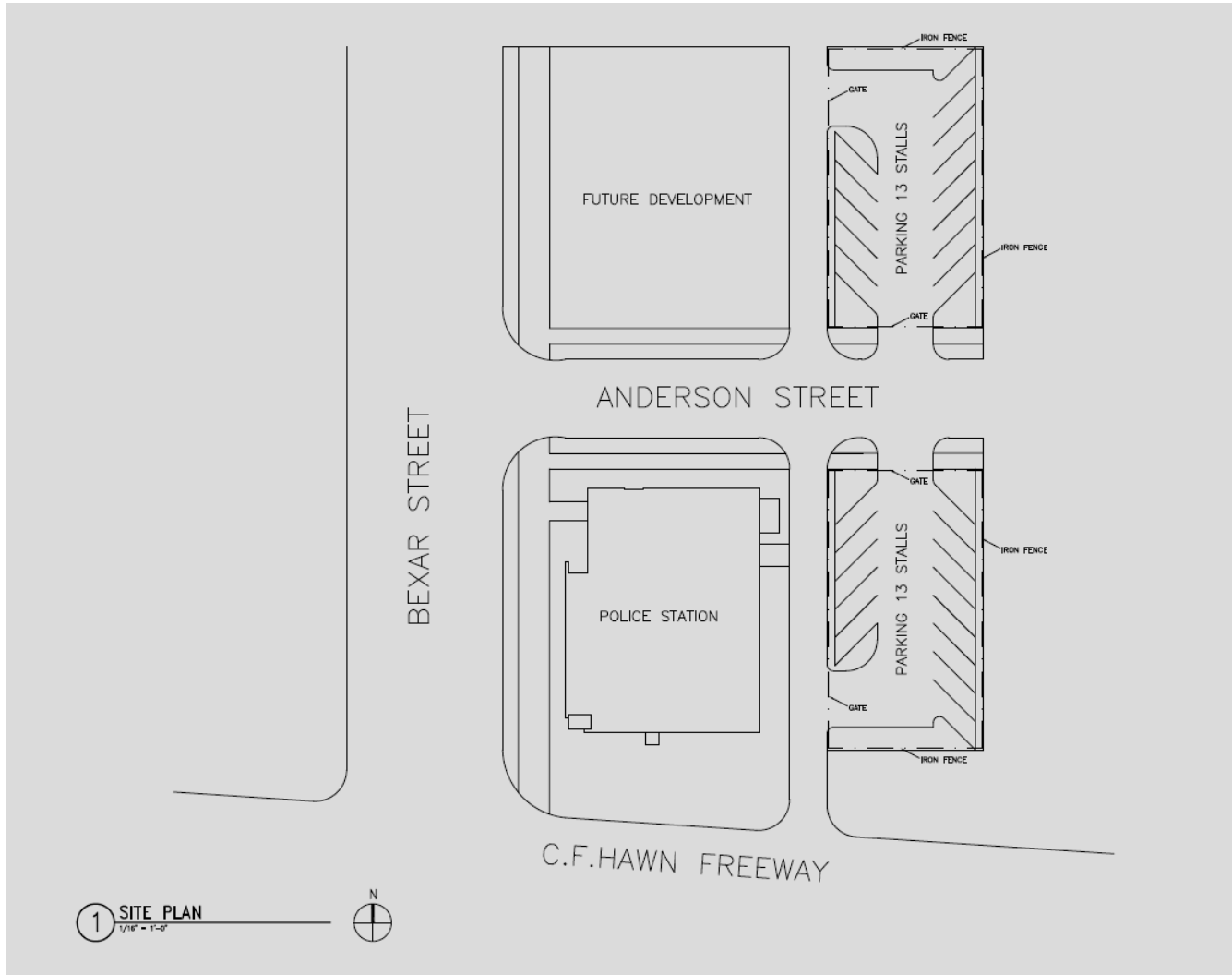
Bexar Street Satellite Station

- The funding of \$2.0M in Certificates of Obligation (CO's) to design and construct the facility was approved at the January 27, 2010 City Council meeting
- Design Phase should commence within 45 days of the sale of the Certificates of Obligation
- Construction should commence within 60 days of the completion of the Design Phase
- DPD will use their current utility & maintenance budget to maintain the property

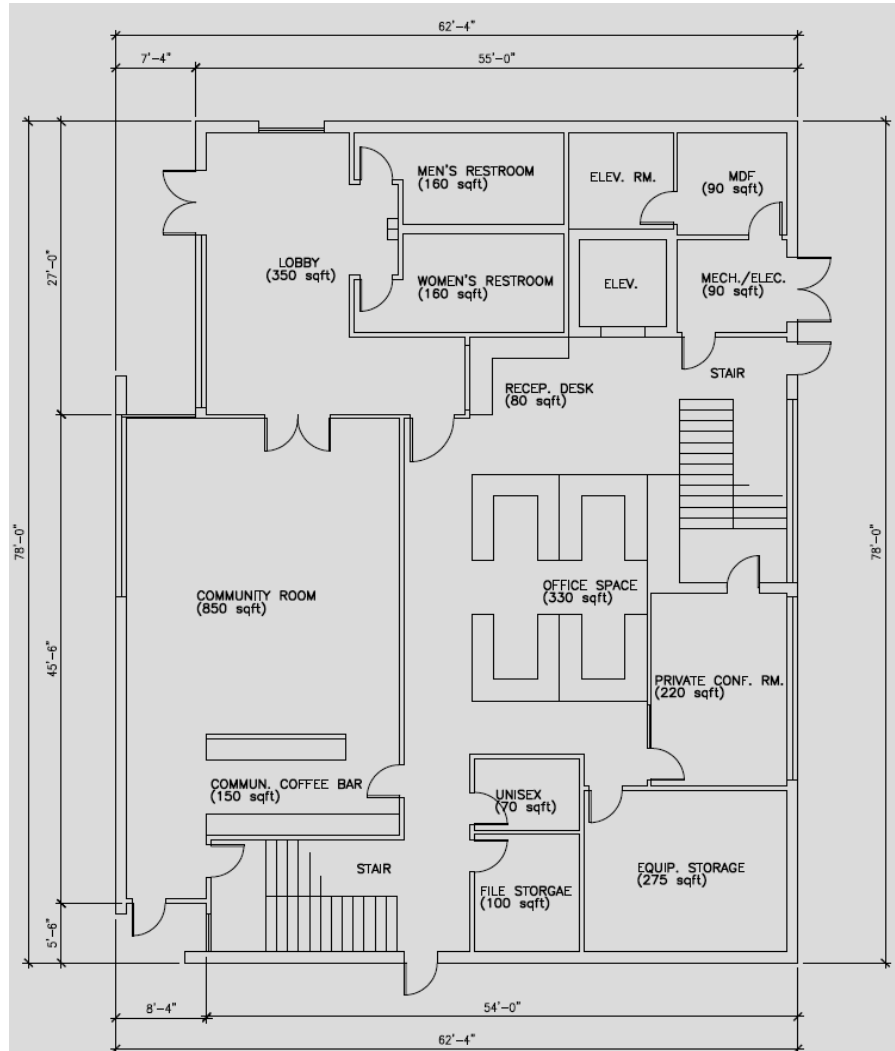
Proposed DPD Bexar Street Satellite Station



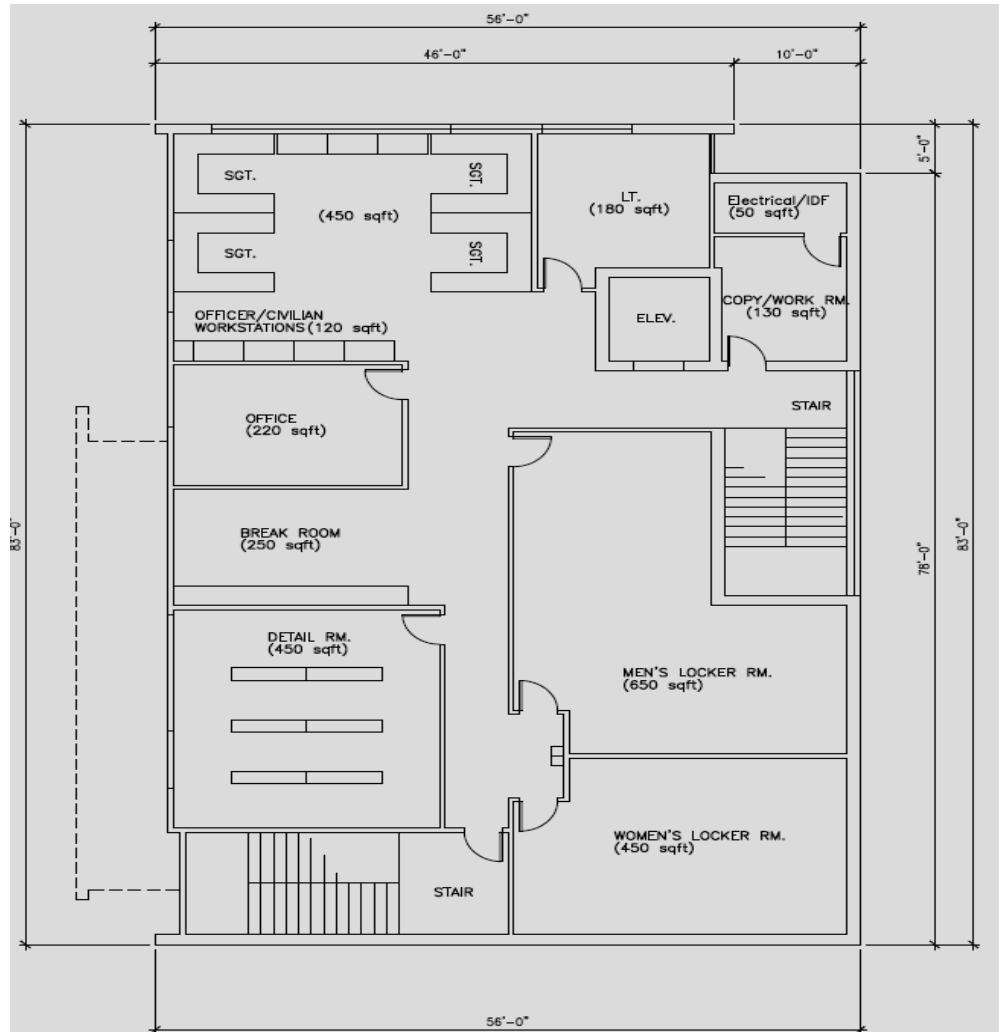
Site Plans



Floor Plan – 1st Floor



Floor Plan – 2nd Floor



Coordination with Police Department

- Police Department has been closely involved in design for use of the facility
- The Police Department will relocate from their current 8,500 square foot location which is in need of major repair
- City will evaluate the sale and redevelopment of their existing site



Certificates of Obligation

- Certificates of Obligation are instruments that cities and other taxing authorities can issue, like bonds, for municipal purposes
- The '08-'09 Capital Budget for the City included \$2.0M in Certificates of Obligation for the Housing Department
- The Certificates will be issued in the Combination Tax and Revenue Certificates of Obligation, Series 2010



Sources and Uses

SOURCES

Certificates of Obligation's	<u>\$2,000,000</u>
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TOTAL SOURCES	\$2,000,000
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USES

Acquisition/Demolition	\$ 155,000
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Hard Costs	1,400,000
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Furniture & Electronics	225,000
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Soft Costs	100,000
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Contingency	<u>120,000</u>
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TOTAL USES	\$2,000,000
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Recommendation

- Housing Committee consider recommending proceeding forward with the project design, construction drawings, acquisition and relocation of two properties for parking in anticipation of design services commencing within 45 days of the sale of the Certificates of Obligation and construction commencing within 60 days of the completion of the construction drawings & documents.



Next Steps

- January 27, 2010 City Council authorized the preparation of plans for the issuance of the Combination Tax and Revenue Certificates of Obligation, Series 2010
- February 2010 City Council call for public hearing / Notify Public of Certificates of Obligation Sale
- March 2010 City issues the Combination Tax and Revenue Certificates of Obligation, Series 2010
- Seek approval from Council for Design and Construction Contracts