

Dallas Police Academy Project Acquisition and Relocation Plan Update



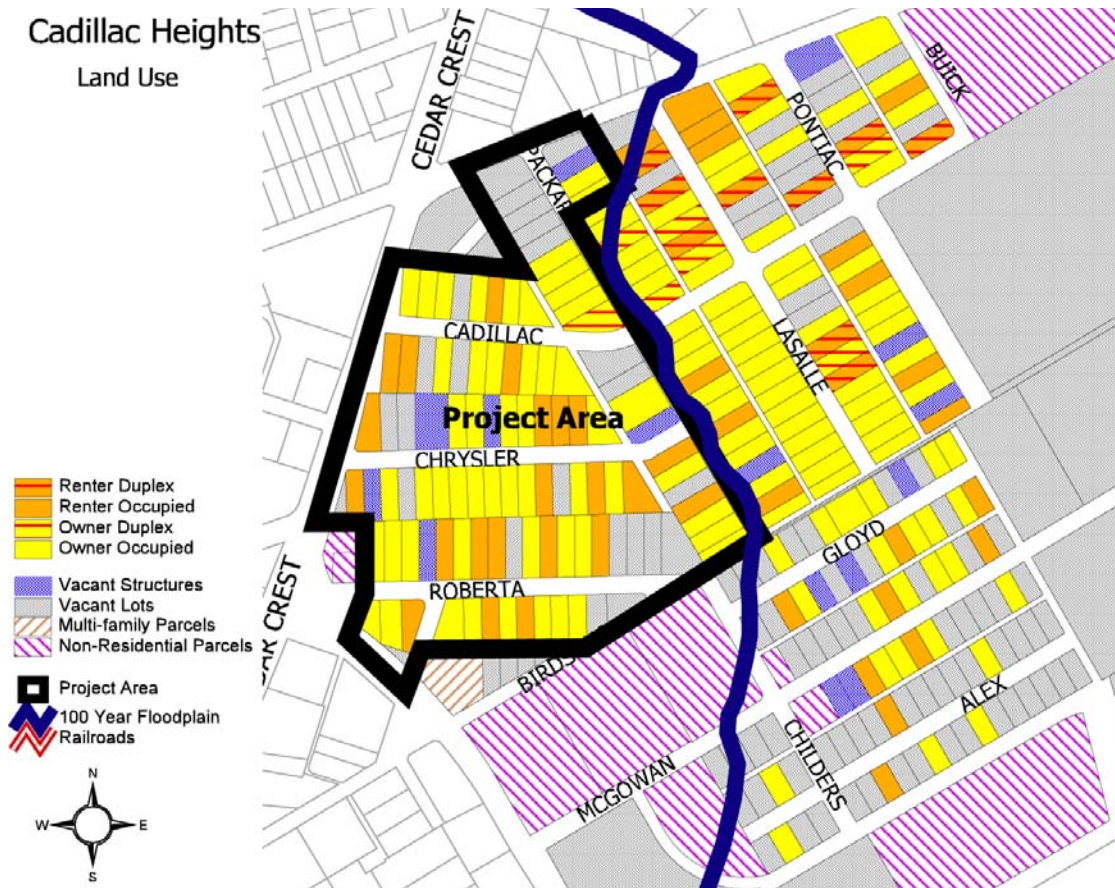
April 4, 2005



Purpose

- Update the HNDC Committee on the status of the Dallas Police Academy Project approved in the 2003 Bond Program
- Provide information on City's property acquisition and relocation plans for the new Dallas Police Academy (Cadillac Heights neighborhood)

Police Academy Project Site Cadillac Heights





Accomplishments

- On November 4, 2002, the City Council Housing and Neighborhood Development Committee (HNDC) was briefed regarding the Cadillac Heights neighborhood public hearing
- On May 3, 2003, Dallas voters approved \$7.9M of General Obligation Bonds, (\$6.2M for site acquisition, relocation and demolition & \$1.7M for design of Phase I)
 - \$1.56M were sold in November 2003 to pay for site acquisition and relocation assistance of displaced persons for the new Police Academy Building in the Cadillac Heights Neighborhood
 - \$1.56M were sold in November 2004 to pay for site acquisition and relocation assistance of displaced persons for the new Police Academy Building in the Cadillac Heights Neighborhood



Accomplishments (cont'd)

- Current site acquisition identified 103 parcels of land, with 52 homeowners and 21 tenants
- September 3, 2003 – Cadillac Heights community meeting/public hearing meeting was held
- September 19, 2003 – The City contacted twenty-six property owners who expressed an interest in moving from the Cadillac Heights neighborhood during the first year of the project



Accomplishments (cont'd)

- November 25, 2003 – Twenty-six property owners received Notices of Intent to acquire their property
- December 1, 2003 – Relocation staff commenced preliminary interviews with these owner occupants and tenants.
- December 8, 2003 – City Council approved \$1.34M for the acquisition of twenty-six properties



Accomplishments (cont'd)

- December 15, 2003 – Official offers to acquire were made to the twenty-six property owners
 - Nineteen owner occupants
 - Property acquisitions for two of these owner occupants were postponed until Year 4 of the project (acquisitions can be moved up when issues with the occupants are resolved)
 - Relocation staff is currently working with seventeen owner occupants
 - Four tenant occupants
 - Three vacant properties



Accomplishments (cont'd)

- February 11, 2004 – Council approved relocation assistance for eight homeowners in the amount of \$190,400
- February 25, 2004 – Council approved relocation assistance for six homeowners in the amount of \$149,100
- June 23, 2004 – Council approved relocation assistance for three homeowners in the amount of \$97,950 (Borrowed from Aviation Capital Reserve Fund)
- Relocation Assistance for the remaining 4 tenants has not yet been done

Expenses as of 4/01/05 vs. Original Estimate

SUMMARY OF PROJECTED EXPENSES VS ORIGINAL ESTIMATES- AS OF APRIL 1, 2005						
ITEM	Original # of Parcels	Original Estimated Unit Cost	ORIGINAL EST.	Current # of Parcels	ACTUAL AVE. UNIT COST	REVISED EST.
Property purchase cost for 107 Parcels now only 103 Parcels						
Parcels to be Acquired Improved				51	\$52,500	\$2,677,500
Parcels to be Acquired -Vacant				13	\$8,000	104,000
Council Approved Acquisition				24	\$52,063	1,249,500
City Owned Parcels - Vacant				15	\$0	0
Subtotal	107	\$18,491	\$1,978,538	103		4,031,000
Relocation + Moving Expenses						
Relocation for owner occupants/tenants	82	\$22,500.00				
Relocation for tenants						
Parcels to be Acq.w/ Relo.Monies & MAP Funds				51	\$37,500	1,912,500
Council Approved Acquisition				17	\$33,326	566,550
Parcels Pending Council Approval				5	\$27,926	139,630
Vacant Structures Not Requiring Relocation				2	0	0
Subtotal		\$17,152	\$1,406,500	75		2,618,680
Demolition						
Parcels to be Acquired						
Improved Parcels - 51				51	\$15,500	790,500
Council Approved Acquisition				24	\$15,500	372,000
Subtotal				0	\$0	0
Sub-Total for Demolition	82	\$10,000	\$820,000	75		1,162,500
Subtotal for Acquisition			\$4,205,038			7,812,180
Environmental Remediation			\$500,000			500,000
Infrastructure- Construct Streets,Utilities			\$1,050,000.00			1,050,000
Contingency Allowance -Cost Overruns			\$497,206.00			497,206
Design Costs			\$1,773,064.00			1,773,064
Total Projected Cost			\$8,025,308			11,632,450
Available Bond Funds			\$8,025,308			8,025,308
Available MAP Fund Monies						765,000
Project Deficit			\$0			<u>-2,842,142</u>



Factors Driving Up Costs

- Increase in appraised value of properties since 2001
- Difference between DCAD & Market Value
- Some residents income exceeded MAP program guidelines, thereby increasing bond funded relocation cost.
- Cost of asbestos abatement & demolition
- Moving expenses increased due to revisions of Chapter 39A to reflect federal guidelines



Issues

- Cost Projections show that the acquisition, relocation, demolition, environmental, infrastructure, and design costs will total \$11,632,450 for the project
 - This amount will exceed the \$8,025,308 bond funds by \$2,842,142
- Therefore a decision is needed as to how to proceed.



Site Acquisition Strategies

- Option 1 – Acquire All Parcels (approximately 23 acres) as originally planned , but delay design work on academy until next bond program
 - Advantage
 - City would complete its initial plan for site acquisition



Site Acquisition Strategies (cont'd)

- **Option 1 - Acquiring All Parcels**
(approximately 23 acres)
 - Disadvantages
 - Design & construction of the infrastructure would delay the opening of the new academy from 2009 to 2011
 - Delay in design may add to construction costs
 - Further extension of existing lease for the Police Academy currently expiring in July 2007



Site Acquisition Strategies (cont'd)

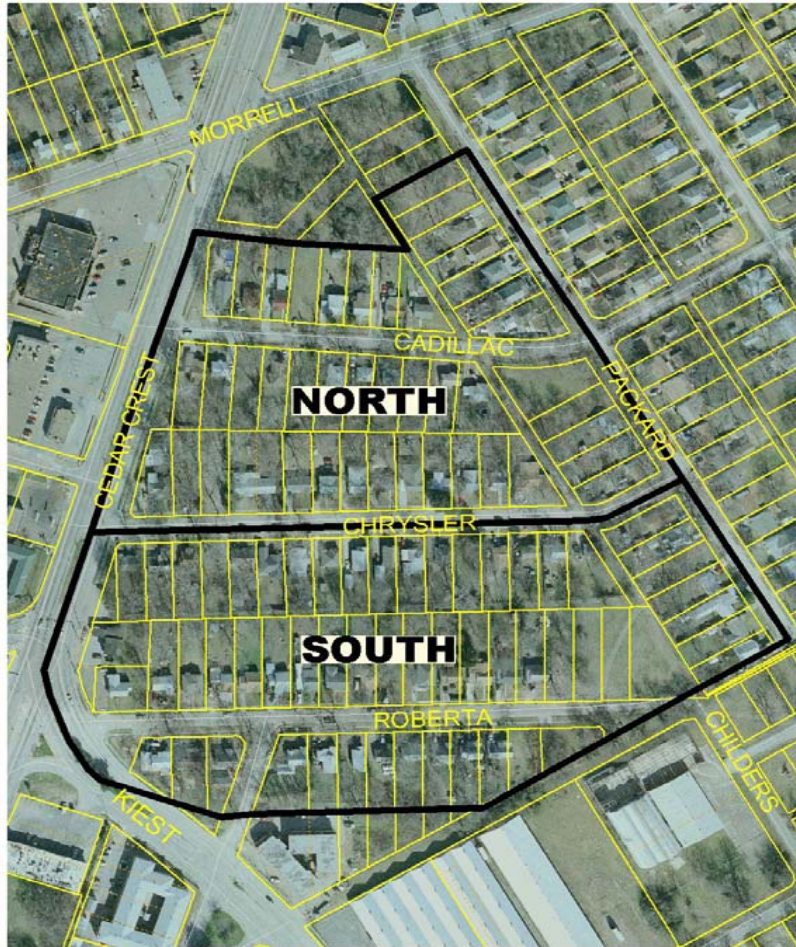
- **Option 2 A – Acquire Parcels on North side (approx. 11 acres) or Option 2B South side (approx. 12 acres) of Chrysler (St.) and proceed with design as originally planned.**
 - Police Academy building and parking lot require approx. 11 acres
 - Advantages
 - Police Dept. prefers North Side due to higher visibility and access
 - Funds the Master Planning and design services as planned
 - Allows project implementation to proceed as scheduled and budgeted
 - Consistent with the current needs identified by the Police Dept.
 - Would require funding the remaining land acquisition and construction of Police Academy Building in the next bond program.



Site Acquisition Strategies (cont'd)

- Option 2 A or 2 B - Acquiring Parcels on North or South side (approx. 11 acres) of Chrysler St. (cont'd)
 - Disadvantages
 - Not the City's initial plan
 - Cannot complete the acquisition, design and construction of the (entire) infrastructure for all the parcels in the 23 acres

Cadillac Heights Aerial



Comparison of Options

		Option 1		Option 2A		Option 2B
	# Lots	103 Lots	# Lots	North Side	# Lots	South Side
Land Purchase						
Parcels to be Acquired Improved	51	\$2,677,500	20	\$1,050,000	31	\$1,627,500
Vacant Parcels	13	\$104,000	5	\$40,000	8	\$64,000
City Owned Parcels - Vacant	15	\$0	11	\$0	4	\$0
Sub-Total	79	\$2,781,500	36	\$1,090,000	43	\$1,691,500
Relocation						
Parcels to be Acquired with Relocation Monies & MAP Funds	51	\$1,912,500	20	\$750,000	31	\$1,162,500
Vacant Parcels	13	\$0	5	\$0	8	\$0
Council Approved Parcels	17	\$566,550	9	\$302,150	8	\$264,400
Vacant Structures Not Requiring Relocation	2	\$0	1	\$0	1	\$0
City Owned Parcels - Vacant	15	\$0	11	\$0	4	\$0
Sub-Total	98	\$2,479,050	46	\$1,052,150	52	\$1,426,900
Demolition						
Parcels to be Acquired Improved	51	\$790,500	20	\$310,000	31	\$480,500
Vacant Parcels	13	\$0	5	\$0	8	\$0
City Owned Parcels - Vacant	15	\$0	11	\$0	4	\$0
Sub-Total	79	\$790,500	36	\$310,000	43	\$480,500
Parcel Accounted for in '03 Bond Program	24	\$2,188,050	11 of 24	\$1,045,337	13 of 24	\$1,142,713
	For 103 Lots		For 47 Lots		For 56 Lots	
Land Acq. Cost- Purc.Reloc.Demo.		\$8,239,100		\$3,497,487		\$4,741,613
Environmental		\$500,000		\$250,000		\$250,000
Infrastructure- Construct Streets,Utilities		\$0		\$525,000		\$525,000
Contingency Allowance -Cost Overruns		\$0		\$248,603		\$248,603
Design Costs		\$0		\$1,773,064		\$1,473,064
Total Projected Cost		\$8,739,100		\$6,294,154		\$7,238,280
Available MAP Monies		\$765,000		\$300,000		\$465,000
Project Surplus/Deficit		\$51,208		\$2,031,154		\$1,252,028
Plan for Use of Surplus Funds				Recommended Option		
		Can Buy all Lots & Fund Master Planning		Buy More Lots w/ remaining funds		Using \$300k from C.A. Monies

Comparison of Options (Cont.)

	Option 1	Option 2A	Option 2B	
	103 Parcels	47 Parcels	56 Parcels	
Land Acquisition Cost.	\$8,239,100	\$3,497,487	\$4,741,613	
Cost of Work to be completed				
Enviromental	\$0	\$250,000	\$250,000	
Infrastructure- Construct Streets,Utilities	\$0	\$525,000	\$525,000	
Contingency	\$0	\$248,603	\$248,603	
Design	\$0	\$1,773,064	\$1,473,064	
Sub -Total of Work to be Completed	\$8,239,100	\$6,294,154	\$7,238,280	
Available MAP Monies	\$765,000	\$300,000	\$465,000	
2003 Bond Funds Available	\$8,025,308	\$8,025,308	\$8,025,308	
Project Surplus or Deficit	\$551,208	\$2,031,154	\$1,252,028	
(Can fund Masterplanning - \$350k w/ \$561k surplus in Option 1)				
Cost of Items To Be Funded in Next Bond Program				
Infrastructure w/ contingency	\$1,547,206	\$773,603	\$773,603	
Environmental	\$500,000	\$250,000	\$250,000	
Design	\$1,773,064	\$0	\$300,000	
Remaining Land Acquisition	\$0	\$4,741,613	\$3,497,487	
Const. Cost of Academy Bldg. (\$15,753,441 +15% Escalation)	\$18,116,457	\$18,116,457	\$18,116,457	
Total for Next Bond Program				
For Construction of Academy Bldg. Only	\$21,936,727	\$23,881,673	\$22,937,547	
		Recommended		

Delivery Schedules w/ Various Options

	2005	2006	2007	2008	2009	2010	2011	2012
Option 1								
Land Acquisition	■							
Design - In next Bond Program				■				
Construction - In next Bond Program						■		
Option 2								
Land Acquisition	■							
Design		■						
Construction- In next Bond Program				■				
Design/Build w/Option 1								
Note- Design Build will reduce delivery time by approx. 4-6 months								
Current Lease Expires- 07/2007								
			■					
Proposed ' 07 Bond Program								
			■					



Next Steps

- Council approval needed for relocation assistance (\$139, 630) for the five remaining residents (one homeowner and four tenants) and a replacement housing payment increase for one homeowner with fractional interest.



Next Steps (cont'd)

- Decide whether to pursue Option 1, 2A or 2B
- Acquire property for selected option
- Relocate displaced persons, demolish structures, schedule necessary eminent domain proceedings, if any



Next Steps (cont'd)

- Additional lots can be purchased using part of monies allocated for Infrastructure, Contingency and Construction Administration using Option 2A or 2B
 - On South Side (Option 2B) 10 of 11 owners who expressed interest in selling their properties can be purchased
 - On North Side (Option 2A) 18 of 21 owners who expressed interest in selling their properties can be purchased



Proposed Use of Design Funds with Option 2A or 2B

■ Master planning	- \$350k
■ Infrastructure Design	- \$150k
■ Schematic Design	- \$180k
■ Design Development	- \$240k
■ Construction Documents	- \$480k
■ Construction Administration	- <u>\$300k</u>
Total	\$1,700k



Staff Recommendations

- Proceed with Option 2A
 - Police Dept. prefers north side
 - Acquire sites on north side or south side
 - Continue purchase on voluntary basis for the north & south side of Chrysler
 - Pursue Eminent Domain if necessary for Option 2A on the north side of Chrysler
 - Purchase additional parcels from owners on the south side that have expressed interest in selling
- Begin Master Planning in 2005
- Begin design in 2006
- Delay infrastructure improvements, associated environmental work, and remaining R.O.W. acquisition and fund these in the next bond program