

Memorandum



DATE November 4, 2025

CITY OF DALLAS

Honorable Members of the Housing and Homelessness Solutions Committee: Cara Mendelsohn (Chair), Lorie Blair (Vice Chair), Adam Bazaldua, Zarin Gracey, Jesse Moreno, Jaime Resendez, Gay Donnell Willis

SUBJECT **Update on Family Gateway Property Repair**

As reported at the June 10, 2025, Government Performance and Financial Management Committee meeting, Phase 2 of the Family Gateway repairs began on May 12, 2025, with estimated completion in December 2025.

Project Updates (June 10, 2025 – Present) ~25% Complete

- **Exterior Insulation and Finish System (EIFS) Replacement:**

The EIFS scope was expanded to include full replacement due to additional deficiencies identified by the contractor during Group 1 removal.

- Change Order #3 was issued to Phoenix I Restoration & Construction in the amount of \$1,350,000 by Council Resolution 25-1453 on September 10, 2025.
- The overall completion timeline has been revised to late April 2026 (tentative).

- **Phase 2 Repair Group Progress:**

- **Group 1 (Completed September 12, 2025)**
 - Impacted Rooms: 201, 203, 205, 207, 209, 301, 303, 305, 307, and 309
- **Group 2 (Completed October 15, 2025)**
 - Impacted Rooms: 211, 213, 311, and 313
- **Group 3 (Started: October 16, 2025)**
 - Impacted Rooms: 119, 215, 217, 219, 315, 317
 - Planned completion: November 10, 2025
- **Group 4** room impacts, and schedule will be provided the week of November 3, 2025.

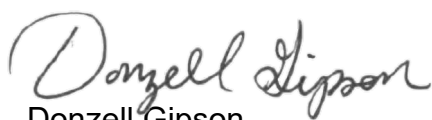
DATE November 4, 2025
SUBJECT **Family Gateway Property Repair – Phase 2 Update**
PAGE **2 of 2**

- **Project Costs To-Date**

- Phase 1 (Storm-related): \$ 652,402
- Phase 2 (Additional deficiencies): \$2,342,020
- Total Repair Costs: \$2,994,422

Should you have any questions, please contact Brian Thompson, Assistant Director of Facilities and Real Estate Management at brian.thompson@dallas.gov

Service First, Now!



Donzell Gipson
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors