

# Dallas Police Academy Project Acquisition and Relocation Plan Update

April 18, 2005

# Purpose

- Provide further information on property acquisition and relocation plans for the new Dallas Police Academy (Cadillac Heights neighborhood)
- Answer questions of the Council members asked at the April 4, 2005 HNDC meeting

# Site Acquisition Strategy

- **Acquire 93 parcels**
  - Master Planning and design services will proceed as planned
  - Project implementation can proceed as scheduled and budgeted
  - Site is consistent with the current needs identified by the Police Department
  - Funding for the remaining land acquisition (10 parcels facing Packard Street) and construction of Police Academy Building would be done in the next bond program

# PARCEL COUNT

PARCELS IN POLICE ACADEMY AREA	81	
PARCELS OUTSIDE POLICE ACADEMY AREA	<u>12</u>	
TOTAL PARCELS TO BE ACQUIRED		93
TAX FORECLOSED, ACQUIRED OR CLOSING PENDING <sup>1</sup>	<u>39</u>	
PARCELS YET TO BE ACQUIRED IN 2003 BOND PROGRAM	54	
TO BE ACQUIRED IN 2007 BOND PROGRAM		<u>10</u>
TOTAL PARCELS OUTSIDE OF FLOODPLAIN		103

<sup>1</sup> 11 TAX FORECLOSED PARCELS TO BE CLEARED FROM  
OTHER TAXING UNITS

# CURRENT ESTIMATED COSTS from 2003 Bond Program

LAND ACQUISITION COSTS (93 PARCELS)	\$6,846,680
ENVIRONMENTAL	\$0
MASTER PLANNING & DESIGN COSTS	\$1,773,064
INFRASTRUCTURE-construct street & utilities	\$0
CONTINGENCY ALLOWANCE	\$35,564
SUBTOTAL	\$1,808,628
TOTAL 2003 BOND PROGRAM & MAP FUNDS USED	\$8,655,308
TOTAL 2003 BOND FUNDS & MAP FUNDS AVAILABLE	\$8,655,308

# CURRENT ESTIMATED COSTS needed from 2007 Bond Program

Additional Land Acquisition (buy remaining 10 parcels)	\$860,000
Environmental	\$500,000
Design Cost	\$0
Infrastructure- Construct Streets and Utilities	\$1,050,000
Construction - For Police Academy	\$18,116,457
Contingency Allowance	<u>\$461,642</u>
Total 2007 Funds Needed	\$20,988,099 <sub>6</sub>

# TOTAL BOND & MAP FUNDING

## 2003 & 2007

2003 BONDS	\$8.03 M
2003 MAP	\$0.63M
2007 BONDS & MAP	<u>\$20.99M</u>
TOTAL 2003 & 2007	\$29.65M

# TOTAL FUNDING FOR CADILLAC HEIGHTS AREA

103 PARCELS OUTSIDE OF FLOODPLAIN	\$29.65M
166 PARCELS INSIDE OF FLOODPLAIN <sup>1</sup>	<u>\$13.10M</u> <sup>1</sup>
TOTAL	\$42.75M

<sup>1</sup> PRELIMINARY ESTIMATE

# Delivery Schedule

	2005	2006	2007	2008	2009	2010	2011	2012
Land Acquisition	█							
Master Planning & Design Phase		█						
Construction - In next Bond Program					▨			
<b>Design/Build</b>								
Note- Design Build will reduce delivery time by approx. 4-6 months								
Current Lease Expires- 07/2007			█					
Renegotiated lease				▨				
Proposed ' 07 Bond Program			█					

# Next Steps

- Council approval for relocation assistance (\$139,630) for the five residents (one homeowner and four tenants) and a replacement housing payment increase for one homeowner with fractional interest
- Relocate displaced persons, demolish structures, schedule necessary eminent domain proceedings, if any
- Hire architectural/engineering firm in 2005 to proceed with masterplanning and design for the Police Academy building.

# Staff Recommendations

- Proceed with site acquisition and design as described above
  - Continue purchase on voluntary basis
  - Pursue Eminent Domain if necessary beginning in 2007
- Begin Master Planning in 2005
- Begin design in 2006
- Infrastructure improvements, associated environmental work, and remaining acquisitions & construction funded in the next bond program