

Memorandum



CITY OF DALLAS

DATE: June 13, 2008

TO: Members of the Economic Development Committee
Ron Natinsky (Chair), Tennell Atkins (Vice Chair), Mitchell Rasansky, Linda Koop,
Dwayne Caraway, Sheffie Kadane, Jerry R. Allen, Steve Salazar

SUBJECT: **UNT Law School/Courts Relocation**

At the June 16, 2008 Economic Development Committee meeting, you will be briefed on the UNT Law School and relocation of Courts operations. A copy of the briefing is attached.

Should you have any questions, please contact me at (214) 670-3314.

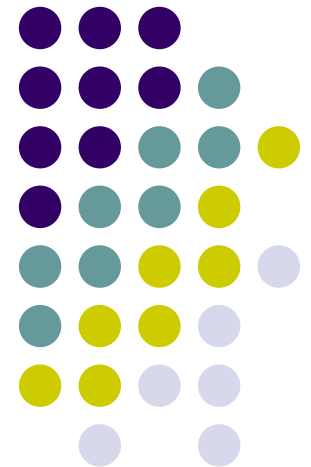

A.C. Gonzalez
Assistant City Manager

Attachment

C: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Tom Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
David O. Brown, Interim Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jeanne Chipperfield, Interim Director, Office of Financial Services
Karl Zavitkovsky, Director, Office of Economic Development
Helena Thompson, Assistant to the City Manager

UNT Law School and Dallas Judicial Center

Economic Development
Committee
June 16, 2008





Briefing Purpose

- Update the committee on the status of the proposed UNT Law School project
- Detail proposed renovations for the Historic Municipal Building at 106 Harwood
- Detail proposed renovations for the Courts Annex at 2014 Main Street
- Seek recommendation from committee for approval of resolution of commitment to the proposed UNT Law School



Overview

- The City is working with the University of North Texas to bring a new public law school to downtown Dallas
- The Historic Municipal Building at 106 S. Harwood has been selected as the site for the new law school

Overview



- The Municipal Building at 106 S. Harwood is connected to the adjoining Courts Annex at 2014 Main Street
- UNT has express a preference for the City to vacate both 106 S. Harwood and 2014 Main
 - UNT would prefer to not have the City using 2014 Main for municipal operations once the law school is open



Overview

- The City must prepare for the conversion of the Municipal Building to the new law school
 - The City needs to renovate the exterior of the Municipal Building at 106 S. Harwood
 - The City needs to relocate the Judiciary operations currently located in the Historic Municipal Building and the Courts Annex



Building History

- 1914-1978: 106 South Harwood served as Dallas City Hall
- 1956: A major renovation was completed and the connecting Courts Annex was built at 2014 Main Street
- 1978: City Hall operations moved to their current location at 1500 Marilla Street
- 1978-Present: Court operations have remained at the Historic Municipal Building and the Courts Annex



Partnership with UNT

- 2006: City of Dallas expressed support for the University of North Texas to establish a law school in downtown Dallas
- 2007: City of Dallas pledged support for capital investment in the law school subject to State funding for the project
 - The Historic Municipal Building at 106 S. Harwood as the site of the new law school
 - To use \$14 million dollars from the 1998 Bond Program
 - The dedication of \$2 million dollars in City of Dallas Public/Private Partnership Funds



Partnership with UNT

- 2007: The law school passed committees but did not reach floor of legislature in time for action on the floor of the 80th State legislative session
- 2008: UNT chancellor asks City of Dallas to proceed with the exterior renovation of 106 S. Harwood to stabilize building condition
- 2009: UNT will take law school authorization to the 81st Texas State Legislature



Current Building Conditions

- Historic Municipal Building at 106 South Harwood
 - Contains 5 stories plus basement and sub-basement
 - Judiciary department currently occupies the first and second floors
 - In need of exterior and interior renovation

Current Conditions of 106 South Harwood



- The Historic Municipal Building at 106 Harwood is currently in need of exterior and interior renovation
 - Ongoing problem with significant water infiltration
 - Water infiltration has begun to cause deterioration of perimeter structural components, particularly at basement and sub-basement
 - Extensive mold and asbestos abatement work is required

Current Activities: Building Stabilization



- City agreed to proceed with exterior renovation and waterproofing project to stabilize deteriorating building conditions at 106 S. Harwood with UNT concurrence
- EBS staff has worked in conjunction with UNT facilities staff to develop a project scope of work and preliminary schedule
- EBS/UNT met informally with Texas Historical Commission to get preliminary direction for interior and exterior renovation



Building Stabilization

- Item scheduled for June 25th City council Agenda to award design contract for exterior stabilization work
- UNT has reviewed and agrees to scope of work will count towards City's financial commitment
- Work needs to be done regardless is UNT receives funding in next legislative session

Scope of Work: Renovations to 106 S. Harwood



- Exterior renovations
 - Structural testing, repair/replacement of limestone hanging system
 - Basement waterproofing
 - New utility services
 - Window replacement
 - Repair/replace of tile mansard roof and copper gutters
 - Texas Accessibility Standards compliant exterior access to building

Scope of Work: Renovations to 106 S. Harwood



- Interior renovations
 - Separate building to operate individually
 - Reclaiming large floor areas used for stair transitions
 - Mold and asbestos abatement
- Estimated cost: \$13 million dollars
 - \$1,026,800 for exterior renovation design costs
 - Estimated \$12 million for exterior renovation construction

Scope of Work: Further Renovations to 106 S. Harwood



- UNT will be responsible for full replacement of all mechanical system components and full renovations of existing elevators with interior renovation
- UNT will be responsible for all Texas Accessibility Standards compliant to the interior use of the building
- UNT will be responsible for any future interior renovations

Historic Preservation Issues



- The 106 S. Harwood building is considered by Texas Historic Commission to be one of the best examples of Beaux-Arts style building in the state
- The basement of 2014 Main is the site where Jack Ruby shot and killed Lee Harvey Oswald on November 24, 1963

Historic Preservation Issues



- Any restoration of the Municipal Building at 106 South Harwood must pay special attention to preserve the building's dual historic significance
- Preliminary conversations with Texas Historic Commission show interest in renovating some of the building to 1914 and 1963 features

Judicial Center Relocation



- Long term solution is to locate permanent facility for Courts & Detention Services, Judiciary, and City Attorneys
- City is committed to vacating the entire complex for future use by UNT
 - Law School will eventually need additional space
 - High-traffic municipal operations not best fit to share location with higher education institution
- Immediate goal is to vacate 106 Harwood to allow renovation work to begin

Judicial Center Relocation Options



- City Staff explored three relocation options
 1. Move all City operations to other leased locations
 2. Build a new Judicial Center to house Judiciary and Court and Detention Services
 3. Consolidate Judiciary operations into the Courts Annex at 2014 Main Street

New Judicial Center: Site Selection Criteria



- Site selection criteria included:
 - Pedestrian friendly
 - City owned land over site acquisition
 - Accessible to DART Light Rail Train
 - Accessible to DART Bus Line
 - Accessible by vehicle
 - Parking availability for employees
 - Infrastructure available
 - Compatible with adjacent development
 - Identifiable image/destination
 - Land area supporting building requirements
 - Land area for expansion
 - Co-location of other municipal activities



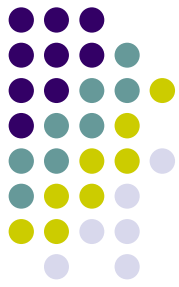
Option 1: Leasing

- Moving current occupants of 106 S. Harwood to other leased locations:
 - Leasing would require design and finish out costs for a building the City does not own
 - The 2006 Bond Program funds for Courts cannot be used for building rental or renovation
 - Leasing would require an on-going general fund financial commitment



Option 2: New Construction

- Two City owned parcels have been indentified that meet the criteria for a new Judicial Center
 - An addition to City Hall at 1500 Marilla
 - 3102 Oak Lane at Trunk Street



Option 2: New Construction

- Construction of a new Judicial Center:
 - Most expensive option
 - Construction of a new building is an estimated \$56 million dollars
 - Construction for a structured parking lot for a new building is an estimated \$17 million dollars
 - Next available General Obligation Bond Program 2010
 - Design could be completed with 2006 Bond Program funds

Option 3: Temporary Occupancy



- Consolidate all Municipal Court operations into the Courts Annex at 2014 Main
- City owned property
- Existing Bond Program funds available for financing renovation
- No transition of location for customers
- Least expensive option

Option 3: Temporary Occupancy



- Much of the renovation work is to building infrastructure, which will be used by UNT when they gain occupancy
- City will commit to vacating building no later than 2018
- New building to be included in late sale of 2010 Bond Program

Current Conditions of the Courts Annex at 2014 Main



- Good condition structurally and can be converted for further use
- Courts department currently occupies the first and second floors of the five existing floors
- Structured to support an additional five floors for a total of ten floors plus a basement; addition is possible
- Can be separated to operate as a “stand-alone” building mechanically
- Existing mechanical components are in very poor condition, much of the renovation cost is replacement of all major components

Proposed Renovation for the Courts Annex at 2014 Main



- Full building renovation
- Building infrastructure replacement
 - HVAC
 - Elevators
 - Electrical switch gear/ building service replacement
 - Retrofit sprinkler system
- 12 court sets
 - 5 floors
 - Court program can be fit into floor plates
- Estimated cost \$9,883,338
 - Includes design cost and complete renovation of the building
 - Cost Proration: Courts Buildout-\$5,154,190,
 - Cost Proration: Infrastructure-\$4,299,225

Proposed Consolidated Project Schedule



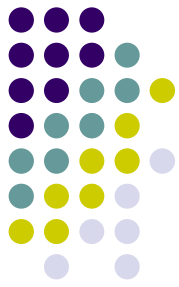
Municipal Exterior	Award design contract	Jun '08
Municipal Exterior	Begin design	Jul '08
Courts Relocation	Award design contract	Sept '08
Courts Relocation	Begin design	Sept '08
UNTLS Interior	State Legislature creates and funds Law School	Summer '09
Courts Relocation	Complete design	Sept '09
Municipal Exterior	Complete design	Oct '09
UNTLS Interior	RFQ /RFP Process	Fall '09
UNTLS Interior	Award design contract	Winter '09
UNTLS Interior	Begin design	Winter '09
Courts Relocation	Award construction	Dec '09
Courts Relocation	Begin construction	Jan '10
Courts Relocation	Complete construction / Relocate courts ops	Dec '10
UNTLS Interior	Complete design	Dec '10
Municipal Exterior	Begin construction	Jan '11
Municipal Exterior	Complete construction	Dec '11
UNTLS Interior	Begin construction	Jan '11
UNTLS Interior	Complete construction	July '12

UNT/Judicial Center Funding Sources

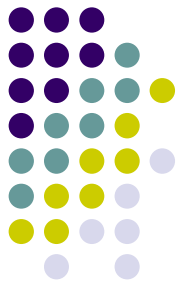


- Council Action scheduled for June 25, 2008 to re-pledge previous funding for the UNT law school
 - 1998 Bond: Contained \$14 million to renovate the Historic Municipal Building at 106 S. Harwood
 - Public/Private Partnership: \$2 million set aside in increments of \$500,000 per year for four years
- Commitment to include funding for new Judicial Center in 2010 Bond Program

UNT/Judicial Center Funding Sources



- Additional resources
 - 2006 Bond: Allocated \$7,944,968 million for New Courts facility design and construction, or renovation
 - The first portion of the 2006 Bond Sale is scheduled for November 2008



Recommendations

- Authorize a funding plan for renovations to the Historic Municipal Building and Courts Annex in preparation for the conversion to the UNT law school
- Move current occupants of 106 S. Harwood to 2014 Main
- Prepare agreement for execution by City of Dallas and University of North Texas for future use of 106 Harwood and 2014 Main for proposed future law school
- Commit to including funding for new Judicial Center in the upcoming 2010 Bond Program