

Memorandum



CITY OF DALLAS

DATE April 1, 2016

TO Members of the Budget, Finance & Audit Committee: Jennifer S. Gates (Chair), Philip T. Kingston (Vice Chair), Erik Wilson, Rickey D. Callahan, Scott Griggs, Lee M. Kleinman

SUBJECT City Facility Condition Assessment

On Monday, April 4, 2016 the Budget, Finance and Audit Committee will be briefed on the Facilities Condition Assessment. The briefing is attached for your review.

Please let me know if you need additional information.


for Jill A. Jordan, P.E.
Assistant City Manager

Attachment

c: Honorable Mayor and Members of City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager



City of Dallas

City Facility Condition Assessment

Budget, Finance & Audit Committee

April 4, 2016



Purpose & Outline



City of Dallas

➤ Purpose

Obtain committee support to proceed with developing foundation of a sustainable strategy for dealing with maintenance of City facilities

➤ Outline

- Background
- Proposed Path Forward
- Recommendation



Background – EBS Facilities Management

- EBS has full or partial maintenance responsibility for 683 facilities encompassing 12.9 million sf
- Dallas Water Utilities, Convention Center and Aviation (enterprise departments) maintain their facilities
- Some PKR and OCA facilities are maintained by the user or others under contract to the user, examples include:
 - ❑ OCA - Dallas Black Dance Theater, Heritage Village
 - ❑ PKR – Zoo
- EBS has a staff of approximately 125 professional and trades staff including carpenters, electricians, HVAC technicians, plumbers and laborers



Background – City Facilities



City of Dallas

➤ Value by major department

❑ Libraries	\$280m	1,036,856 sf
❑ Dallas Fire - Rescue	\$151m	722,870 sf
❑ Dallas Police	\$183m	1,461,089 sf
❑ Office of Cultural Affairs	\$420m	2,554,020 sf
❑ Park and Recreation	\$440m	1,734,266 sf
❑ Other Non-enterprise	\$231m	3,006,562 sf
Total Value	\$ 1.7 Billion	10,515,663 sf

▶ Dallas Water Utilities	2,336,049 sf
Total Square Footage	12,851,712 sf

(4)

Values based on Office of Risk Management's FY15 Q4 Schedule of Values

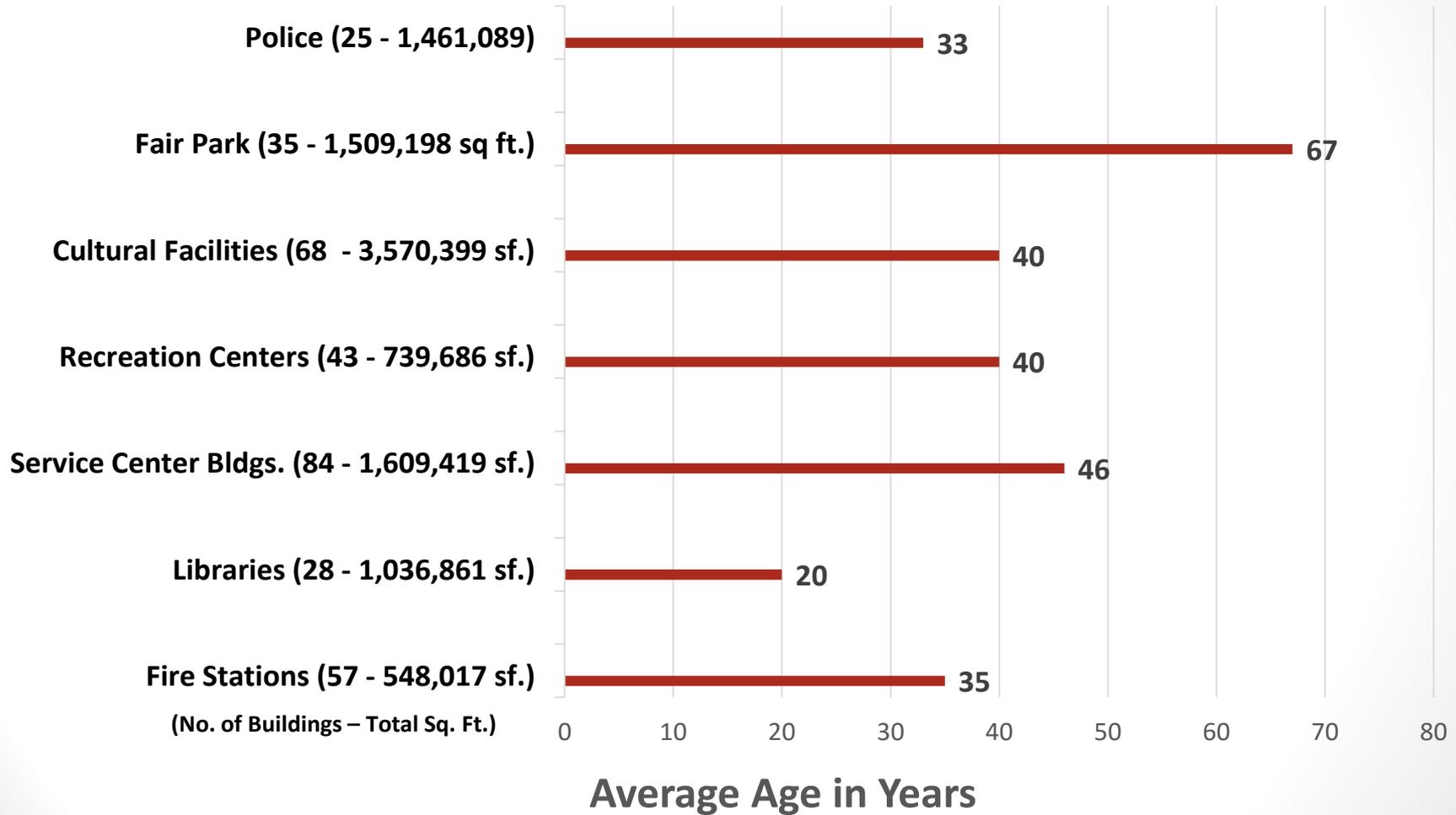


Background – Aging City Facility Profiles



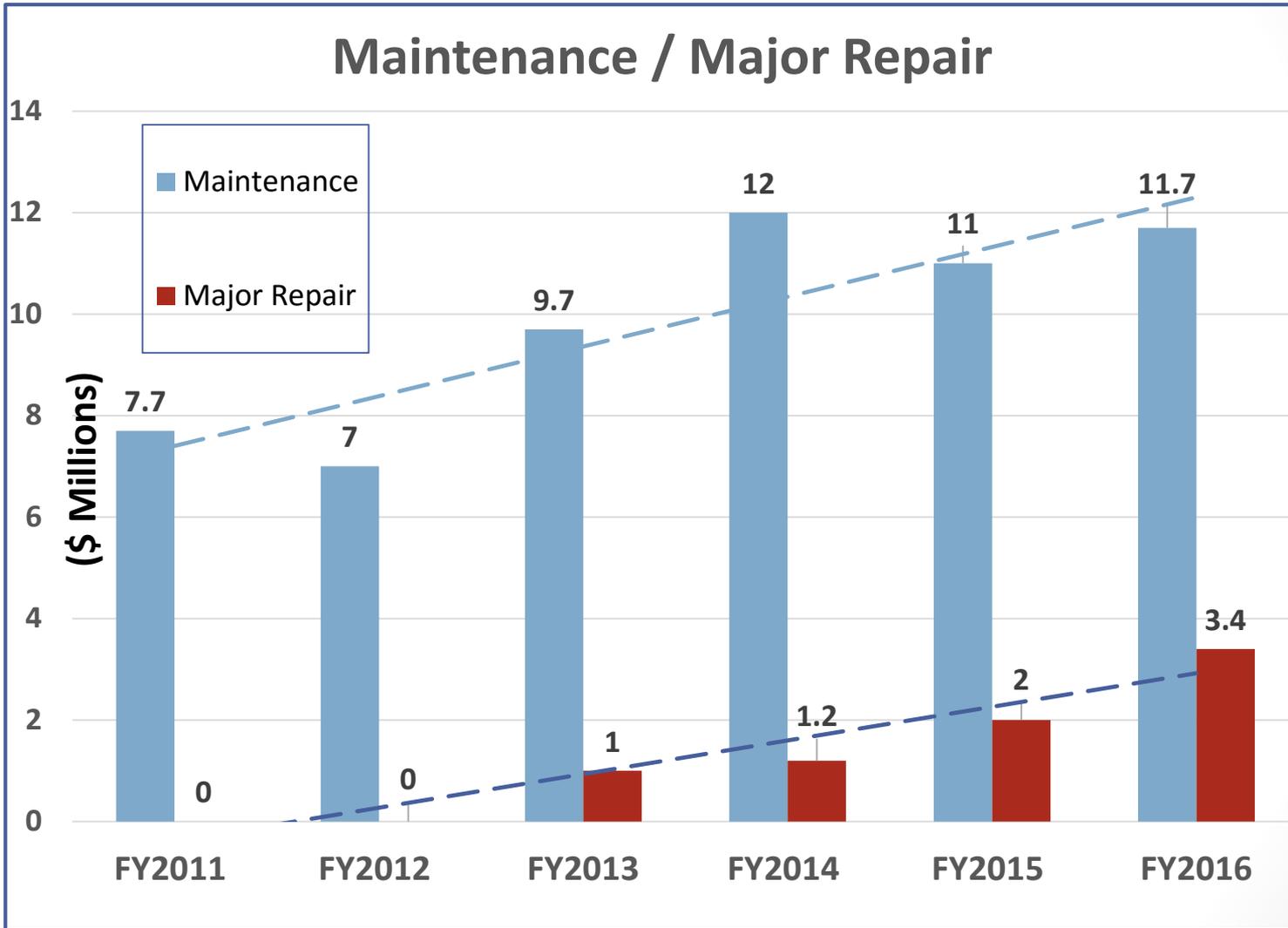
City of Dallas

Major Categories of Facilities



Background – Maintenance Funding

EBS Operating Budget Expenditures



The current manual system of identifying and tracking major repair needs should be improved.

Background – Maintenance Funding Capital Program



City of Dallas

➤ 2006 Bond Program included funding for major maintenance (not routine maintenance) in several propositions

❑ Proposition 3 - Park & Recreation Facilities	\$12.6 m
❑ Proposition 4 – Library Facilities	\$2.3m
❑ Proposition 5 – Cultural Arts Facilities	\$15.4m
❑ Proposition 6 – City Hall, City Services & Maintenance Facilities	\$12.6m
❑ Proposition 12 – Public Safety Facilities (Police & Fire)	\$4.5m

TOTAL **\$47.4m**

Current Capital Needs Inventory lists over \$200m in non-enterprise City facility projects including approximately \$14.8m in major maintenance needs – this inventory is not complete



Background – Maintenance Funding

- **Industry guidelines suggests 2% to 4% of the asset portfolio value is an adequate annual maintenance and repair budget**
- **Based on these guidelines, \$34m to \$68m would represent an adequate annual maintenance and repair budget (operating and capital combined) for non-enterprise City facilities**

Source: http://sites.nationalacademies.org/DEPS/FFC/DEPS_047398



Proposed Path Forward

An effective strategy to address current deferred maintenance backlog and reduce its growth requires two critical components

1. Inventory and comprehensive baseline of needs (facility condition assessment)
2. Maintenance management system



City Hall's Critical Power System was at "end of life" in 2012 - parts are increasingly difficult to find

These two form the foundation for a true maintenance and operations strategy (annual operating budgets and future capital programs without regard to funding mechanism)



Proposed Facility Condition Assessment

- Issued Request for Qualifications September 2014
- 12 firms submitted Statements of Qualification, four (4) firms were shortlisted and interviewed
- Panel of staff from EBS, PBW, PKR and BDPS interviewed and ranked short-listed firms
- Negotiated fee proposal with highest ranked firm (AECOM) to assess 259 facilities (approximately 9.1m sf), including libraries, fire stations, police facilities, recreation centers, Fair Park and service centers
- Project team consists of AECOM (prime) and three M/WBE sub-consultants MEP, Inc., VAI Inc., KAI Texas, Inc.



Project Approach

- Assessment will identify extent and severity of deferred maintenance related to all major building systems
 - ❑ Building Envelope
 - ❑ Site Conditions
 - ❑ Mechanical Equipment
 - ❑ Electrical Equipment
 - ❑ Plumbing
 - ❑ ADA Compliance/Deficiencies
- Assessments will be conducted by multiple teams (two engineers and one architect per team) between April and late fall
- Reports for each facility including digital photographs of deficiencies and supporting datasets will be importable into new maintenance management software
- Assessments will aid in identifying opportunities to consolidate operations/facilities and potential surplus properties for sale



Proposed Computerized Maintenance Management System (CMMS)

The second of two foundational components of an effective maintenance strategy is the CMMS

- New CMMS is more than a work order system and provides
 - ❑ Lifecycle management resources to improve the effectiveness of maintenance and help reduce operating costs
 - ❑ Preventive maintenance capabilities to improve operating efficiency of buildings
 - ❑ Condition-based tools to identify building issues before they escalate and require more expensive repairs
- CMMS would replace the current obsolete work order system and is part of an enterprise-wide initiative to be briefed later this Spring



Facility Condition Assessment Funding



City of Dallas

- 2006 Bond Program includes \$10m to replace the 64 year-old Southeast Service Center Fleet Maintenance shop
- Preliminary design work indicates complete costs will be \$22m - \$24m
- “Borrowing” \$2m from this underfunded project gets this critical work underway and provides good data for assembling the next bond program
- Staff anticipates proceeding with a limited first phase of the fleet maintenance shop now and seeking remaining funding for Southeast Service Center in 2017 Capital Bond Program to complete the full project

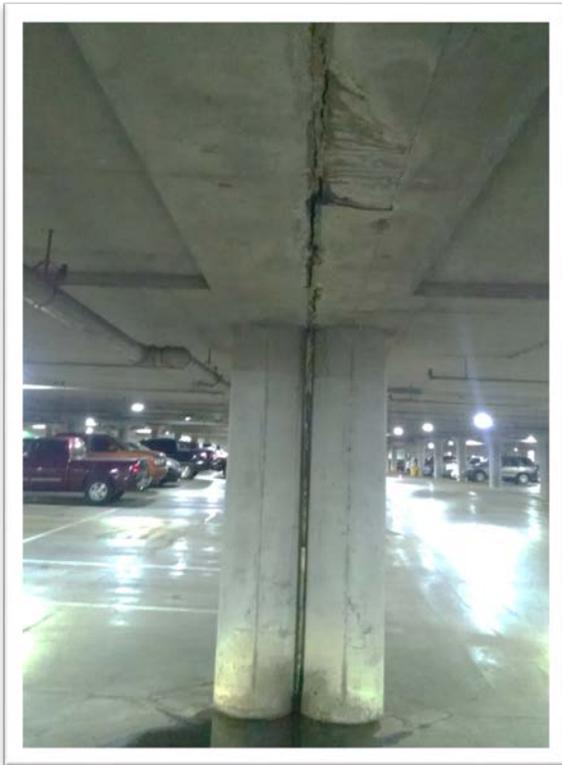


Recommendations / Next Steps



City of Dallas

Staff seeks BFA Committee support to proceed with the Facility Condition Assessment project - April 13, 2016 Council Agenda Item to award a contract in the amount of \$1,942,861 to AECOM



City Hall water infiltration



Questions/ Discussion



Appendices



- **Appendix A – Additional Condition Assessment Information**
- **Appendix B – Facility Condition Index (FCI)**
- **Appendix C - List of Facilities**



Condition Assessment will also include

- ❑ Cost estimates for repairs, corrections and replacements
- ❑ Prioritized corrections for deficiencies
- ❑ Projected and prioritized asset renewal requirements for the next ten (10) years
- ❑ Inventory Equipment
- ❑ Facility Condition Index (FCI) for each facility surveyed
- ❑ Identify the Current Replacement Value (CRV) of all facilities assessed



Proposed Facility Condition Assessment

Examples of Items to be Inventoried / Assessed and Barcoded

- ❑ Asset name air handlers
- ❑ System grouping – using industry standard Uniformat II
- ❑ Manufacturers name, model number, serial number, inventory tag
- ❑ Capacities, horse power, date placed in service, est. remaining life
- ❑ Cooling towers, condensing units, emergency generators
- ❑ Fire pumps
- ❑ Interior distribution transformers (30 KVA & above)
- ❑ Generators



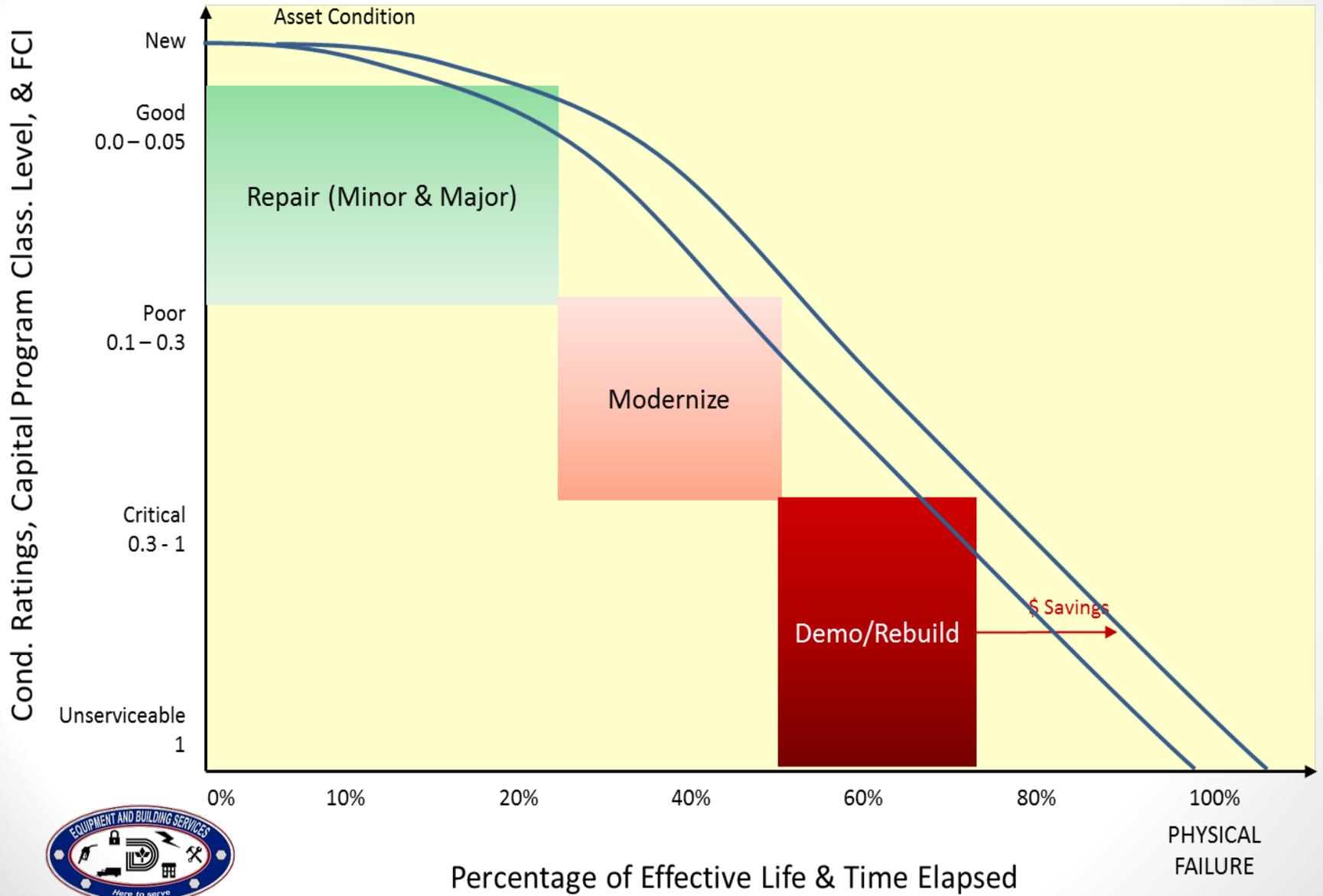
Appendix B - Facility Condition Index (FCI)

- The FCI can serve as the basis of a strategic facilities capital plan.
- A benchmark to objectively analyze the effect of investing in facility improvements
- Facility Condition Index =
 - ❑ *Cost to correct identified deficiencies ÷ current facility replacement value (CRV)*
- Based on data gathered in FCA
- Enables ID of buildings that have greatest need/priority
- Derived based on time tested industry standards that are customized for the City of Dallas

FCI	FCI Description
0 - 0.05	GOOD
0.05 - 0.1	FAIR
0.1 - 0.3	POOR
.3 - 1	CRITICAL



Using FCI To Inform Maintenance Decisions and Timing



List of Facilities



SITE	Building Name	Type	Address	Square Feet
BACHMAN LAKE	BACHMAN RECREATION CENTER	Recreation Center	2750 BACHMAN DR	38,000
BACHMAN LAKE	Bachman Transfer Station	Utilities	9500 Harry Hines Blvd	48,081
BAYLOR	EXALL RECREATION CENTER	Recreation Center	1355 ADAIR ST	5,300
BAYLOR	Fire Station #03	Fire Station	500 N. Malcolm X	14,762
BAYLOR	Latino Cultural Center	Arts and Museums	2600 LIVE OAK ST	27,250
BAYLOR	Tactical Services -Mounted & Canine Squads	Operations Support	1334 N WASHINGTON AVE	34,176
BAYLOR	Traffic Markings	Utilities	2700 BRYAN ST	9,230
Deep Ellum Complex	Baylor Credit Union w/Mechanical Room	Office/Admin	1551 BAYLOR ST	37,500
Deep Ellum Complex	Central Patrol & Traffic & Tactical	Operations Support	334 S HALL ST	28,000
Deep Ellum Complex	Central Service Center - Building "A" - Roofing Shop	Service Center	1602 PEARLSTONE ST	1,900
Deep Ellum Complex	Central Service Center - Building "B" -Shop	Service Center	1602 PEARLSTONE ST	1,900
Deep Ellum Complex	Central Service Center - Car Wash and Fuel Island	Service Center	3111 DAWSON ST	6,780
Deep Ellum Complex	Central Service Center Garage	Service Center	3111 Dawson	21,452
Deep Ellum Complex	City Marshalls Office/Detox (Central Service Center)	Office/Admin	1600 CHESTNUT	22,800
Deep Ellum Complex	Code Compliance & Sanitation Services Building	Office/Admin	3112 Canton	23,692
Deep Ellum Complex	Equipment Building Services/Warehouse	Service Center	3202 Canton	38,420
Deep Ellum Complex	Life Safety & Professional Standards Bureau	Office/Admin	1551 BAYLOR ST	28,401
Deep Ellum Complex	Motorcycle Garage	Operations Support	1523 BAYLOR ST	3,880
Deep Ellum Complex	Radio Shop/ Communications Building	Operations Support	3131 DAWSON ST	25,983
Deep Ellum Complex	Streets Buildings	Office/Admin	3204 Canton	26,225
Deep Ellum Complex	Transportation Regulation Permit & Code Inspection Building	Office/Admin	3131 Dawson Street	6,456
Deep Ellum Complex	Transportation Training Building	Office/Admin	1533 BAYLOR ST	3,834
DOLPHIN	Administration/Training/Physical Fitness	Office/Admin	5000 Dolphin Rd Bldg A	18,362
DOLPHIN	CLOTHING & SUPPLY	Operations Support	5000 Dolphin Rd Bldg P	22,520
DOLPHIN	MAINTENANCE Repair Shop	Operations Support	5000 Dolphin Rd Bldg C	63,434
DOLPHIN	Special Operations	Operations Support	5000 Dolphin Rd Bldg E	2,613
DOWNTOWN	Annette Strauss Square	Arts and Museums	2403 Flora	128,000
DOWNTOWN	DALLAS BLACK DANCE THEATER	Arts and Museums	2700 Flora	32,000
DOWNTOWN	Dallas City Performance Hall	Arts and Museums	2520 Flora St.	59,000
DOWNTOWN	Dallas Museum of Art	Arts and Museums	1717 N HARWOOD ST	510,520
DOWNTOWN	DMA-Underground Parking Garage	Arts and Museums	1717 N HARWOOD ST	128,172
DOWNTOWN	Fire Station #18	Fire Station	660 N. Griffin St.	12,230
DOWNTOWN	M.H. Meyerson Symphony Center	Arts and Museums	2301 FLORA ST	485,000

List of Facilities



SITE	Building Name	Type	Address	Square Feet
DOWNTOWN	Majestic Theatre	Arts and Museums	1925 ELM ST	64,933
DOWNTOWN	Municipal Courts Headquarters	Office/Admin	2014 MAIN ST	238,277
DOWNTOWN	Thanksgiving Square	Office/Admin	1627 PACIFIC AVE	75,256
Executive Airport	Fire Station #49	Fire Station	4901 S. Hampton	10,246
Executive Airport	Helicopter Unit-Field Services	Operations Support	5775 Chuck Taylor Blvd	10,484
Executive Airport	Southwest Transfer Station	Utilities	4610 S Westmoreland Rd	15,600
Executive Airport	THURGOOD MARSHALL RECREATION CENTER	Recreation Center	5150 MARK TRAIL WAY	21,300
Executive Airport	Training Section - Basic & In-Service Training	Operations Support	5310 & 5610 REDBIRD	46,233
FAIR PARK	African-American Museum	Arts and Museums	3536 GRAND AVE	34,144
FAIR PARK	Band Shell	Park and Rec	1465 1st Avenue - Risk Added	5,757
FAIR PARK	Business Center Office (Fair Park)	Park and Rec	1111 First Ave	3,683
FAIR PARK	Centennial Building	Park and Rec	3929 Grand Ave	112,872
FAIR PARK	Coliseum	Arena	1438 Coliseum	82,816
FAIR PARK	Cotton Bowl Stadium	Arena	3750 Midway Plaza	276,800
FAIR PARK	Creative Arts/ Show Place	Park and Rec	1327 Admiral Nimitz Ave.	16,905
FAIR PARK	Dallas Aquarium Annex (Fair Park)	Park and Rec	1458 1ST AVE	1,880
FAIR PARK	Embarcadero Building	Park and Rec	1229	65,000
FAIR PARK	FAIR PARK OPERATION BUILDING	Park and Rec	1240 WASHINGTON	24,160
FAIR PARK	Food and Fiber Building	Park and Rec	1233 S Washington Ave.	32,910
FAIR PARK	Grand Place	Park and Rec	1221 Grand Ave	59,726
FAIR PARK	GREENHOUSE GARDEN CENTER	Park and Rec	1514 RANGER CIR	3,800
FAIR PARK	Hall of State	Arts and Museums	3700 Grand Avenue	50,570
FAIR PARK	Imax Theater @ Science Place I	Park and Rec	1318 S 2ND AVE	67,030
FAIR PARK	Magnolia Lounge	Park and Rec	1121 1st Avenue	4,461
FAIR PARK	Museum of Natural History (Museum of Nature and	Arts and Museums	3535 GRAND AVE	31,950
Fair Park	Music Hall	Arts and Museums	909 First Ave	66,753
Fair Park	Music Hall Auditorium	Arts and Museums	909 First Ave	65,241
FAIR PARK	Old Mill Inn	Park and Rec	1112 First Ave	10,097
FAIR PARK	Pan American Complex - Arena	Arena	1322 Admiral Nimitz Circle	45,675
FAIR PARK	Pan American Complex - Sheep and Goat Building	Park and Rec	1336 Admiral Nimitz Circle	48,192
FAIR PARK	PARK CENTRAL SERVICE	Park and Rec	4301 Pennsylvania Avenue	11,875
FAIR PARK	Science Place Building	Park and Rec	1506 RANGER CIR	44,475
FAIR PARK	Science Place II	Arts and Museums	1620 1ST AVE	15,000
FAIR PARK	SCIENCE PLACE-EXHIBITION HALL	Park and Rec	1318 S 2ND AVE	44,475
FAIR PARK	TEXAS DISCOVERY GARDENS AT FAIR PARK	Park and Rec	3601 Martin Luther King Jr.	32,000

List of Facilities



SITE	Building Name	Type	Address	Square Feet
FAIR PARK	Tower Building	Park and Rec	3809 Grand Avenue	56,142
FAIR PARK	Women's Museum	Park and Rec	3800 Parry Avenue	68,175
FAIR PARK	WRR STUDIO BLG AT FAIR PARK	Arts and Museums	1516 1ST AVE	10,004
FIRE MUSEUM	Fire Station #16	Fire Station	2616 CHALK HILL RD	3,731
FRETZ	Fire Station #56	Fire Station	7040 Belt Line Rd.	7,936
FRETZ	FRETZ RECREATION CENTER	Recreation Center	6950 BELT LINE RD	14,815
GRAUWYLER	Grauwyler Park Library	Library	2146 GILFORD ST	12,500
GRAUWYLER	GRAUWYLER RECREATION CENTER	Recreation Center	7780 HARRY HINES BLVD.	15,900
HENSLEY FIELD	Hensley Field-Auto Parts Storage	Service Center	8200 W Jefferson - Bldg 25	80,000
Heritage Village	Brent House	Arts and Museums	1717 Gano St.	2,055
IC HARRIS	I.C. Harris BLDG 'E' MAINT	Park and Rec	5620 PARKDALE DR	5,280
IC HARRIS	I.C. Harris BLDG 'G' MAINT	Park and Rec	5620 PARKDALE DR	7,260
IC HARRIS	I.C. Harris BUILDING 'C' WAREHOUSE	Park and Rec	5620 PARKDALE DR	15,000
IC HARRIS	I.C. Harris BUILDING 'D' VEHICLE	Park and Rec	5636 PARKDALE DR	13,800
IC HARRIS	I.C. Harris PARK'S ADMINISTRATION BUILDING 'B'	Office/Admin	5620 PARKDALE DR	11,800
IC HARRIS	I.C. Harris PARK'S MAINTENANCE BUILDING F	Park and Rec	5620 PARKDALE DR	850
IRVING	Fire Station #01	Fire Station	1901 IRVING BLVD	8,542
KIEST	Hampton- Illinois Library	Library	2951 S. Hampton Rd.	23,460
KIEST	KIEST PARK RECREATION CENTER	Recreation Center	3080 S. Hampton Rd.	39,198
KIEST	WEST REGION HEADQUARTER	Park and Rec	3012 S HAMPTON RD	3,148
Love Field	Fire Station #21	Fire Station	3210 Love Field Dr.	35,158
Love Field	Fire Station #42	Fire Station	3333 W. Mockingbird Ln.	12,078
McCommas Bluff	ECO Park	Utilities	5215 SIMPSON STUART RD	21,632
McCommas Bluff	San Heavy Shop	Utilities	5600 Youngblood Rd	6,500
MLK	Martin L. King Recreation Center	Recreation Center	2922 Martin Luther King, Jr. Blvd	22,920
MLK	Martin Luther King Jr. Library	Library	2922 Martin L. King, Jr. Blvd	13,532
MLK	Martin Luther King, Jr. Community Center - Child Care building D	Community Center	2922 MARTIN LUTHER KING JR Blvd	13,607
MLK	Martin Luther King, Jr. Community Center - Core Building A	Community Center	2922 MARTIN LUTHER KING JR Blvd	27,654
MLK	Martin Luther King, Jr. Community Center - Medical Building B	Community Center	2922 MARTIN LUTHER KING JR Blvd	28,439
MLK	Martin Luther King, Jr. Community Center - Senior Area building E	Community Center	2922 MARTIN LUTHER KING JR Blvd	5,215
N/A	ARCADIA GYM	Park and Rec	5416 N ARCADIA DR	4,000

List of Facilities



SITE	Building Name	Type	Address	Square Feet
N/A	Arcadia Park Library	Library	1302 N JUSTIN AVE	19,000
N/A	ARCADIA PARK RECREATION CENTER	Recreation Center	5416 N ARCADIA DR	4,682
N/A	ARLINGTON PARK RECREATION CENTER	Recreation Center	1505 RECORD CROSSING RD	16,373
N/A	Audelia Library	Library	10045 AUDELIA RD	17,350
N/A	Auto Pound Section	Operations Support	1955 VILBIG RD	37,173
N/A	Auto Pound Section - Expansion	Operations Support	1955 VILBIG RD	29,863
N/A	BECKLEY-SANER RECREATION CENTER	Recreation Center	114 W HOBSON AVE	34,510
N/A	CHURCHILL RECREATION CENTER	Recreation Center	6906 CHURCHILL WAY	18,500
N/A	CUMMINGS RECREATION CENTER	Recreation Center	2900 CUMMINGS ST	19,752
N/A	Dallas Animal Services	Office/Admin	1818 N WESTMORELAND RD	55,200
N/A	Dallas West Library	Library	2332 SINGLETON BLVD	16,605
N/A	ELOISE LUNDY RECREATION CENTER.	Recreation Center	1228 SABINE ST	19,120
N/A	EXLINE RECREATION CENTER	Recreation Center	2525 PINE ST	17,300
N/A	Fire Station #02	Fire Station	4211 Northaven Rd.	8,607
N/A	Fire Station #04	Fire Station	816 S. Akard St.	10,589
N/A	Fire Station #05	Fire Station	2039 N SAINT AUGUSTINE DR	7,171
N/A	Fire Station #06	Fire Station	2808 S HARWOOD ST	5,646
N/A	Fire Station #07	Fire Station	6010 Davenport Rd.	7,119
N/A	Fire Station #08	Fire Station	1904 N GARRETT AVE	13,439
N/A	Fire Station #09	Fire Station	2002 Cool Mist Ln	9,671
N/A	Fire Station #10	Fire Station	4451 Frankford Rd.	11,897
N/A	Fire Station #11	Fire Station	3828 Cedar Springs Rd.	9,474
N/A	Fire Station #12	Fire Station	7520 W. Wheatland Rd.	5,379
N/A	Fire Station #13	Fire Station	6902 Frankford Rd.	6,206
N/A	Fire Station #14	Fire Station	1005 W. 12TH ST	6,571
N/A	Fire Station #15	Fire Station	111 E 8TH ST	8,798
N/A	Fire Station #17	Fire Station	6045 Belmont Ave	11,229
N/A	Fire Station #20	Fire Station	12727 MONTFORT DR	10,240
N/A	Fire Station #22	Fire Station	12200 COIT RD	5,994
N/A	Fire Station #23	Fire Station	1660 CORINTH ST	9,765
N/A	Fire Station #24	Fire Station	2425 Elsie Faye Heggins St	6,486
N/A	Fire Station #25	Fire Station	2112 56TH ST	8,296
N/A	Fire Station #26	Fire Station	3303 Sheldon Ave	9,455
N/A	Fire Station #29	Fire Station	9830 Shadow Way	9,800
N/A	Fire Station #30	Fire Station	11381 ZODIAC LN	8,543

List of Facilities



SITE	Building Name	Type	Address	Square Feet
N/A	Fire Station #31	Fire Station	9365 Garland Rd.	10,621
N/A	Fire Station #33	Fire Station	754 W. Illinois Avenue	12,330
N/A	Fire Station #34	Fire Station	1234 CARBONA DR	8,367
N/A	Fire Station #35	Fire Station	3839 Walnut Hill Ln.	11,846
N/A	Fire Station #36	Fire Station	3241 N. Hampton Rd.	6,417
N/A	Fire Station #37 (new)	Fire Station	6780 Greenville Ave	13,854
N/A	Fire Station #38	Fire Station	2839 Wilhurt	12,238
N/A	Fire Station #39	Fire Station	2850 Ruidosa	12,140
N/A	Fire Station #40	Fire Station	2440 KIRNWOOD DR	11,977
N/A	Fire Station #41	Fire Station	5920 Royal Ln.	9,932
N/A	Fire Station #43	Fire Station	2844 Lombardy Ln.	6,003
N/A	Fire Station #45	Fire Station	716 W. Commerce	5,653
N/A	Fire Station #46	Fire Station	331 E. Camp Wisdom Rd.	5,650
N/A	Fire Station #47	Fire Station	7161 Envoy Ct.	5,677
N/A	Fire Station #48	Fire Station	10480 E NORTHWEST HWY	9,972
N/A	Fire Station #51	Fire Station	200 S SAINT AUGUSTINE DR	10,907
N/A	Fire Station #52	Fire Station	2504 S COCKRELL HILL RD	6,200
N/A	Fire Station #53	Fire Station	1407 JOHN WEST RD	10,425
N/A	Fire Station #54	Fire Station	6238 Bonnie View Rd.	6,122
N/A	Fire Station #55	Fire Station	6600 Trammel Dr.	9,526
N/A	Fire Station #57	Fire Station	10801 AUDELIA RD	8,379
N/A	FIRESIDE RECREATION CENTER	Recreation Center	8601 FIRESIDE DR.	15,070
N/A	Forest Green Library	Library	9015 Forest Lane	9,030
N/A	FRUITDALE RECREATION CENTER	Recreation Center	4404 VANDERVORT	5,306
N/A	HARRY STONE RECREATION CENTER	Recreation Center	2400 MILLMAR DR	22,281
N/A	Highland Hills Library	Library	3624 Simpson Stuart Road	10,000
N/A	J.C. PHELPS RECREATION CENTER	Recreation Center	3030 TIPS BLVD	14,500
N/A	Jack Evans Police Garage	Operations Support	1000 BELLEVIEW ST	504,300
N/A	Jack Evans Police Headquarters	Operations Support	1400 S LAMAR ST	358,758
N/A	JAYCEE ZARAGOSA RECREATION CENTER	Recreation Center	3114 CLYMER ST	20,320
N/A	Juanita Craft House Annex	Arts and Museums	2618 Warren Avenue	400
N/A	Juanita J. Craft Recreation Center	Recreation Center	4500 Spring Avenue	20,826
N/A	JUANITA J. CRAFT SENIOR BUILDING	Park and Rec	4400 SPRING AVE	2,936
N/A	K.B. POLK RECREATION CENTER	Recreation Center	6801 ROPER ST	14,305
N/A	Kalita Humphreys Theater	Arts and Museums	3636 Turtle Creek Blvd	33,000
N/A	Kalita Humphreys Theater	Arts and Museums	3636 Turtle Creek Blvd	33,000

List of Facilities



SITE	Building Name	Type	Address	Square Feet
N/A	KIDD SPRINGS RECREATION CENTER	Recreation Center	711 W CANTY	39,198
N/A	Kleberg-Rylie Library	Library	1301 EDD RD	10,700
N/A	KLEBERG-RYLIE RECREATION CENTER	Recreation Center	1515 EDD RD	16,067
N/A	LAKE HIGHLAND RECREATION CENTER	Recreation Center	9940 WHITE ROCK TRL	27,610
N/A	Lake Highlands North Recreation Center	Recreation Center	9940 WHITE ROCK TRL	33,036
N/A	Lakewood Library	Library	6121 Worth St	10,600
N/A	LARRY JOHNSON RECREATON CENTER	Park and Rec	3700 DIXON AVE	14,300
N/A	LAWNVIEW RESTR	Park and Rec	5500 SCYENE	600
N/A	Lochwood Library	Library	11221 Lochwood Blvd	19,500
N/A	MARCUS RECREATION CENTER	Recreation Center	3003 NORTHAVEN RD	14,040
N/A	MARTIN WEISS RECREATION	Park and Rec	1111 MARTINDELL AVE	5,361
N/A	Mattle Nash Myrtle Davis Recreation Center	Recreation Center	3710 North Hampton Road	21,000
N/A	MILDRED DUNN RECREATION CENTER	Recreation Center	3322 REED LN	3,074
N/A	Mountain Creek Library	Library	6102 Mountain Creek Pkwy	12,729
N/A	North Central Patrol & Building Inspections	Operations Support	6969 MCCALLUM BLVD	30,694
N/A	NORTH OAK CLIFF LIBRARY	Library	302 W. 10TH ST	15,562
N/A	Northeast Patrol	Operations Support	9915 E NORTHWEST HWY	27,532
N/A	Oak Cliff Cultural Center	Arts and Museums	223 W. Jefferson Blvd.	5,000
N/A	Oak Lawn Library	Library	4100 Cedar Springs Rd	12,900
N/A	OCMC	Service Center	320 E. Jefferson	172,000
N/A	Park Forest Library	Library	3421 Forest Lane	10,984
N/A	PARK IN THE WOODS RECREATION CENTER	Recreation Center	6800 Mountain Creek Pkwy	15,200
N/A	Paul Laurence Dunbar Lancaster - Kiest Library	Library	2008 E KIEST BLVD	18,500
N/A	PIKE RECREATION CENTER	Recreation Center	2807 HARRY HINES BLVD	14,442
N/A	Pistol (Hill) Storage Building	Operations Support	3200 Mountain Creek	1,848
N/A	Pleasant Grove Library	Library	7310 Lake June Road	19,500
N/A	PLEASANT OAK RECREATION CENTER	Recreation Center	8701 GREENMOUND AVE	22,000
N/A	Prairie Creek Library	Library	9609 Lake June Road	18,000
N/A	Preston Royal Library	Library	5626 Royal Lane	12,400
N/A	Property Unit	Operations Support	1840 CHESTNUT ST	53,689
N/A	Quartermaster Section	Operations Support	1600 S LAMAR ST	24,500
N/A	Renner Frankford Library	Library	6400 Frankford Rd	11,193
N/A	REVERCHON RECREATION CENTER	Recreation Center	3500 MAPLE AVE	14,357
N/A	RIDGEWOOD / BELCHER RECREATION CENTER	Recreation Center	6818 FISHER RD	29,322
N/A	Service Garage and Car Wash	Service Center	6969 McCallum Blvd	7,365
N/A	Skillman Southwestern Library	Library	5707 Skillman Street	12,025

List of Facilities



SITE	Building Name	Type	Address	Square Feet
N/A	Skyline Library	Library	6006 Everglade Road	12,037
N/A	South Central Patrol	Operations Support	1999 E CAMP WISDOM RD	38,250
N/A	South Dallas Cultural Center	Arts and Museums	3400 S FITZHUGH AVE	22,245
N/A	Southeast Patrol & Building Inspections	Operations Support	725 N. Jim Miller Road	37,000
N/A	Timberglen Library	Library	18505 MIDWAY RD	18,500
N/A	TIMBERGLEN RECREATION CENTER	Recreation Center	3810 TIMBERGLEN RD	15,000
N/A	TOMMIE ALLEN RECREATION CENTER	Recreation Center	7071 BONNIE VIEW RD	14,558
N/A	Trinity River Audubon Center	Park and Rec	6500 GREAT TRINITY FOREST	20,980
N/A	UMPHRESS RECREATION CENTER	Recreation Center	7616 UMPHRESS RD	17,402
N/A	WALNUT HILL RECREATION CENTER	Recreation Center	10011 MIDWAY RD	30,000
N/A	West Dallas MultiPurpose Center	Community Center	2828 Fish Trap Rd.	20,000
N/A	White Rock Hills Library	Library	9150 Ferguson Road	1,990
N/A	WILLIE B. JOHNSON RECREATION CENTER	Recreation Center	12100 WILLOWDELL DR	4,200
NE SERVICE CENTER	Northeast - Armory Building Community Code Office	Office/Admin	7901 Goforth Rd.	16,708
NE SERVICE CENTER	Northeast Office Building (Streets Office)	Office/Admin	8955 ADLORA LN	4,000
NE SERVICE CENTER	Northeast Service Center - EBS Repair Shop and Service	Service Center	8935 Adlora	106,317
NW SERVICE CENTER	North West Patrol & Building Inspections	Operations Support	9801 Harry Hines Blvd	33,960
NW SERVICE CENTER	Northwest Community Code District Office	Office/Admin	9803 Harry Hines	2,700
NW SERVICE CENTER	Northwest Service Center - Car Wash Facility	Service Center	9809 HARRY HINES BLVD	5,610
NW SERVICE CENTER	Northwest Service Center - EBS Vehicle Repair Building	Service Center	9809 HARRY HINES BLVD	40,679
NW SERVICE CENTER	Streets Dept Offices (Also Sanitation Offices)	Office/Admin	9811 Harry Hines Blvd	16,700
PIONEER PLAZA	City Hall	Office/Admin	1500 MARILLA ST	771,000
PIONEER PLAZA	J. Erik Jonsson Central Library	Library	1515 Young St	646,733
SAMUELL GRAND	Fire Station #19	Fire Station	5600 E. Grand Ave.	10,429
SAMUELL GRAND	SAMUELL GRAND (SHAKESPEAR) AMPITHEATER	Park and Rec	6200 E GRAND AVE	10,650
SAMUELL GRAND	SAMUELL GRAND RECREATION CENTER	Park and Rec	6200 E GRAND AVE	17,270
SAMUELL GRAND	TENISON CLUB HOUSE	Park and Rec	3500 SAMUELL BLVD	5,053
SAMUELL GRAND	TENISON DRIVING RANGE	Park and Rec	3500 SAMUELL BLVD	1,700
SE SERVICE CENTER	Offices of Code Compliance	Office/Admin	2721 MUNICIPAL ST	14,000
SE SERVICE CENTER	Public Works Office	Office/Admin	2719 Municipal St	2,448
SE SERVICE CENTER	Sanitation Office	Utilities	2721 Municipal St	10,580

List of Facilities



SITE	Building Name	Type	Address	Square Feet
SE SERVICE CENTER	South Central Facility, Community Code District Office	Office/Admin	2719 Municipal St	2,341
SE SERVICE CENTER	Southeast Service Center - EBS Repair Garage/Office	Service Center	2761 MUNICIPAL ST #A	44,500
SE SERVICE CENTER	STREETS/CODES	Office/Admin	2727 MUNICIPAL ST	6,500
SE SERVICE CENTER	STS Admin Office	Office/Admin	2710 Municipal St	34,261
SW SERVICE CENTER	Sanitation Collection Offices	Utilities	2423 Valleria Dr	3,977
SW SERVICE CENTER	Southwest Facility Community Code District Office	Office/Admin	4230 W ILLINOIS AVE	33,239
SW SERVICE CENTER	Southwest Patrol	Operations Support	4230 W ILLINOIS AVE	55,000
SW SERVICE CENTER	Southwest Service Center - EBS Office	Service Center	2411 VALLERIA DR	9,987
SW SERVICE CENTER	Southwest Service Center - Office/Break Area	Service Center	2421 VALLERIA DR	5,043
SW SERVICE CENTER	Southwest Service Center - Service Garage #1 - Police	Service Center	2411 VALLERIA DR	14,136
SW SERVICE CENTER	Southwest Service Center - Service Garage #2 - Heavy Equipment	Service Center	2411 VALLERIA DR	14,136
SW SERVICE CENTER	STREET MAINTENANCE OFFICE	Office/Admin	2505 VALLERIA DR	5,600
VICKERY MEADOW	Fair Oaks Transfer Station	Utilities	7677 Fair Oaks Avenue	17,621
VICKERY MEADOW	Fire Station #28	Fire Station	8701 Greenville Ave.	9,837
WHITE ROCK LAKE	Bachman Lake Library	Library	9480 WEBB CHAPEL RD	20,019
WHITE ROCK LAKE	SUNSET INN AT WHITE ROCK LAKE	Park and Rec	830 E LAWATHER DR	2,400
WHITE ROCK LAKE	WHITEROCK / WINFREY POINT	Park and Rec	950 E LAWATHER DR	378
WHITE ROCK LAKE	WINFREY POINT CLUB AT WHITE ROCK LAKE	Park and Rec	950 E LAWATHER DR	9,680
WW - VALLERIA	Southwest Facility Nuisance Abatement Operations	Office/Admin	4020 West Illinois	5,000
ZOO	Administration Building	Office/Admin	650 So. R.L. Thornton Frwy	4,041
	CAMPBELL GREEN RECREATION CENTER	Recreation Center	16600 PARK HILL DR	18,199
	JANIE C. TURNER Recreation Center	Recreation Center	6400 ELAM RD	17,800

9,080,073