

Memorandum



CITY OF DALLAS

DATE May 17, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow Up to the Ad Hoc Committee on Investigating and Ethics regarding the Stemmons Facility**

Background

The Ad Hoc Committee on General Investigating and Ethics (Committee) met on May 2, 2024, to learn more about the purchase and renovation of the 7800 N. Stemmons Building, an 11-story office tower (Stemmons Building) which is intended to serve as a “One-Stop” permitting office and to house Development Services and other supporting City departments. This memorandum is intended as a follow-up to address the additional information requested by Committee Members during the meeting.

Overview

The City Council approved the purchase of the Stemmons Building on August 10, 2022, and the City took possession on September 23, 2022. After several different inspections (more detailed description below), including assessment by a third-party consultant, the Office of Bond and Construction Management (BCM) began the renovations of floors 1, 2, 5, 8 and 9. As renovation continued, the scope of work expanded when existing tenants vacated their suites in the building, when their leases expired.

Development Services (DEV) staff began to transition to floor 5 of the Stemmons Building and a Temporary Certification of Occupancy (TCO) was issued on December 19, 2023. In February and April of 2024, Fire Inspections were conducted and as an outcome of the April 3, 2024 inspections, a fire system issue was identified as a safety concern. With the approval of Dallas Fire-Rescue (DFR) and in accordance with the City of Dallas standard practice, a Fire Watch was immediately established on April 3, 2024, as a remediation of the identified safety concern.

On April 9, 2024, DEV teams were directed to transition back to Oak Cliff Municipal Center (OCMC) until final improvements at the Stemmons Building were completed. At the request of the Chair, the Committee was briefed on the matter on May 2, 2024.

Expenditures To-Date for the Stemmons Facility

For a summary of expenses to date and future anticipated expenses to address the remaining needs at the Stemmons Building, please see the “Stemmons Budget Summary” attachment included in this memorandum.

At the Committee meeting, there was a specific question regarding DEV’s enterprise fund expenditures to-date relating to this facility. Table 1 below summarizes the expenditures for major tasks that have been completed and paid.

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Table 1: Development Services Expenditures To-Date for Stemmons Building

Task	Cost
Acquisition	\$14,089,558
Information Technology	\$2,391,567
Renovation	\$1,548,908
Electrical	\$1,315,039
Furniture	\$1,281,025
Demolition	\$831,068
Build Out	\$499,765
Mechanical	\$498,288
Overhead	\$206,377
Environmental	\$115,305
Moving	\$47,127
Fire System	\$32,543
Total	\$22,856,570

In addition, staff clarified that recent DEV enterprise fund expenditures were for technology upgrades unrelated to the Stemmons Building. Those expenditures are summarized in Table 2.

Table 2: Development Services Expenditures Related to Technology

Technology Upgrades	Cost
Garter (Consultant/Program Assurance)	\$2,423,000
Accela (Legacy System Replacement)	\$9,700,508
Computronix (POSSE)	\$1,020,000
Total	\$13,143,508

Together, \$36,000,078 has been expended out of the DEV enterprise fund on both the Stemmons Building and department technology upgrades, not associated with the Stemmons Building. The Enterprise Fund Balance as of March 2024 was \$14,358,499.

Table 3, included as an attachment to this memorandum, itemizes existing and future expenses specific to the Stemmons Building across all funding sources, which total \$34,603,753. Please refer to a summary below of the major funding sources from Table 3 below:

Funding Source	Fund Total
Development Services Enterprise Fund	\$22,856,570
ARPA	\$6,468,731
General Fund	\$1,287,538
2017 Bond Funds	\$1,975,914
Additional Funding needed	\$2,015,000
Total Funding	\$34,603,753

Original Scope of Work

In December 2022, BCM submitted permit applications for the renovation of empty floors 1, 2, 5, 8 and 9. Floors 1 and 2 were designated for the DEV team to become the new City of Dallas Permit Center. Renovations consisted of electrical and IT infrastructure upgrades on those floors as well as interior renovations to create an open working environment for the DEV team. The original Scope of Work did not include upgrades to overall building components such fire or mechanical systems. Upon the completion of the renovations by the BCM, and in accordance with standard procedures, the Stemmons Building would have been transferred to Building Services Department for future maintenance oversight and more long-term maintenance activities.

Temporary Certificate of Occupancy (TCO) and Certificate of Occupancy (CO)

At the May 2, 2024, Committee meeting, several questions were raised relating to the TCO and CO. DEV has provided the following information in response to questions.

1. Please describe the standard process of the application and approval process of a TCO.

A TCO may be issued by the City’s Building Official for the temporary use or occupancy of a portion of a structure. The Building Official shall set a time period during which the TCO is valid. When the TCO expires, the holder must obtain a CO authorizing the use or occupancy or cease the use or occupancy. The Building Official may grant one or more extensions of the TCO for periods not to exceed 30 days. If a request for extension is made by the applicant or the applicant’s agent, the request must be in writing and made within the time period sought to be extended. TCO’s must be applied for on a provided application and filed in the District Office responsible for the location.

A TCO application should be in conjunction with an issued Building Permit and an application for a full CO. A TCO allows occupancy of a structure or suite while certain non-life safety issues, such as final plat, paving and drainage, landscape, or even final trade permits are not fully completed but have satisfied life safety requirements. A TCO may be approved by the Dallas Fire-Rescue (DFR) Fire Inspector even without fire alarm or fire sprinkler certification, if the Fire Inspector determines no life safety issues exist.

The TCO application includes the following statement: If “Fire Inspections” are part of the project, the Fire Inspector will need to approve life safety before a TCO can be issued. The application also states: All Life Safety shall be approved before TCO Issuance. Subject to Field Inspectors and DFR approval.

Once an application has been completed and accepted, it must be approved by the following trade inspectors: Building, Plumbing / Mechanical, Electrical, and if the permit contains fire sprinkler or fire alarm, the Fire Inspector from DFR. (DFR approval is indicated on the building permit as a red tag, that includes the wording of “OK for TCO”). It is the responsibility of the Building Inspector to confirm that the DFR inspector has approved the TCO, when applicable, before providing final approval of the TCO.

2. Please describe the standard process of the application and approval process of a CO.

No structure or land shall be used or occupied, no change in the existing occupancy classification, zoning use, or the tenant or occupant of a structure or portion of a structure shall be made, and no floor area increases or decreases of any existing tenancy area of a structure shall be used or occupied, until the Building Official has issued a CO.

Application for a CO must be made at the main Office of Building Inspection and is usually made at the same time as application for a building permit. This may or may not require further review depending on the use of the building.

Approval of a CO is only made after all open permits at the location have been completed, and includes approval by Building, Plumbing / Mechanical, and Electrical Inspectors. Any required Fire Inspections would have been completed on the permits issued prior to CO inspection.

3. Please describe the difference between a TCO and a CO and the different standards of compliance that must be met to obtain each respectively. Please include the standards of fire system compliance required to receive a TCO and a CO.

A full CO is required for all commercial buildings in the City of Dallas for the following reasons: use of land or a building, a change of use of land or a building, a change of tenant on an existing CO, or any change of floor area of an existing use. A person shall not use or change the use of a building, a portion of a building, or land without obtaining a CO from the Building Official.

Full CO’s require any and all issued permits for the associated address or suite be completed prior to issue. Full CO’s do not have an expiration date, and continue in effect until a change is made, as stated above, to the location that would trigger a new CO application.

TCO's are a carefully curated allowance to occupy a specified portion of a structure or suite for a metered amount of time while certain non-life safety issues are completed on the issued permits.

4. Should there be a modification to current required standards for fire system testing and compliance in order to obtain a TCO or a CO?

If any permits are issued for the installation, alteration, or repair of fire systems at a location, life safety system approval must be obtained by either completion of the permit or approval by the Fire Inspector, prior to any issuance of TCO. All fire system permits must be completed prior to issuance of a full CO. These standards if applied as stated and followed, no further standards would need to be added or modified.

Fire System Questions

DFR and other departments have provided the following information in response to questions received at the Committee meeting regarding the fire system in the Stemmons Building.

Please note that as it related to the inspections of the fire safety systems and the issuance of a TCO, a fire inspection is required for a TCO or CO for work that impacts the fire safety systems. In December 2023, there had been no permits for, or work done on, the fire safety systems to warrant a fire inspection as part of the TCO permit. The permits for the Stemmons Facility did not include work on the fire sprinklers or fire alarm.

What are the costs and training for the current third-party company conducting Fire Watch?

The Fire Watch is being conducted by Communication Concepts Inc. who is already providing security to the Stemmons Building and there are no additional costs associated with the Fire Watch. DFR requires that Fire Watch personnel meet the criteria identified in the Dallas Fire Code for conducting a Fire Watch. DFR confirmed that the Fire Watch personnel met these requirements and that the Fire Watch is being conducted in an approved manner.

What were the dates of the Fire Alarm System inspections at the Stemmons Building? Was an annual fire system inspection conducted in 2023?

Fire protection systems are not required to be licensed by DFR. These systems are required to be annually inspected by state licensed fire protection companies, not fire departments. An annual fire system inspection was not conducted in 2023.

On May 3, 2022, DFR conducted an inspection of all primary life safety systems. DFR provided notice to previous owner's building management to have the fire alarm system, fire sprinkler system and fire pump serviced for maintenance issues per reports from the fire protection company.

On April 26, 2023, DFR conducted an inspection specific to the fire alarm system. DFR provided notice to BCM to have the fire alarm system serviced due to a lack of a secondary phone line for monitoring the fire alarm system per a report from the fire alarm company. BCM utilized a City vendor to remediate this by installing a secondary phone line in July 2023.

On February 7, 2024, the DFR inspection identified 35 non-compliance items ranging from the striping in the parking lot, to expired fire extinguishers, to locking fire department connection caps. DFR also provided notice to BCM that the fire alarm system, fire sprinkler system and fire pump needed to be serviced due to maintenance issues and there was a need for updated annual inspections by a fire protection company. The 2024 annual inspection has been delayed until the fire alarm system can be replaced, which is currently in progress. BCM continues to work with staff from multiple departments to remediate the non-compliance items noted in the inspection.

On April 3, 2024, there was a DFR re-inspection prompted by the February 7, 2024, report as well as the receipt of a complaint. The complaint was related to fire panel issues and was submitted to the Inspector General (IG). The IG asked DFR to follow up with an inspection. Additional non-compliance items were identified, including elevator inspection documentation, luminous egress paths and the fire alarm not being heard on floors 3-11, which required a Fire Watch, which was initiated the same day.

On April 11, 2024, Initial Fire Watch Monitoring inspection stated the Fire Watch was being performed in an approved manner.

Why did DFR require a Fire Watch in the Stemmons Building?

Upon reinspection on April 3, 2024, DFR was provided information from BCM that the initial testing from the fire alarm company indicated issues with notification in the building; the fire alarm could not be heard on floors 3 – 11. At this time, the fire alarm was immediately tested by DFR. Areas of inoperability were noted on the same day, requiring a Fire Watch to maintain emergency notification throughout.

Did the Stemmons Building meet DFR fire safety requirements for occupancy after a Fire Watch was established?

With a Fire Watch in place, safety for the building met requirements for occupancy, as is the practice throughout the City of Dallas.

Tenant and Leasing Information

There were 31 tenants at the time the City took possession of the Stemmons Building. There currently remains one tenant on floor 7, whose lease expires in November 2026. With the exception of the tenant on floor 7, all the leases inherited by the City contained language which provided for the automatic termination of the lease if the building was acquired for a public purpose. It was presumed that the rental income would offset the operations and maintenance costs of the facility only in the short term. When the City took

possession of the building, tenants were offered a month-to-month lease to allow them time to relocate. Approximately 40% of the tenants terminated their tenancy by mutual agreement and chose to vacate the Stemmons Building almost immediately. The remaining 60% of the tenants vacated within the first eight months of the City taking possession.

Staff Emails Regarding Working Conditions at Stemmons

The Committee also requested that emails received by City staff regarding the working conditions at the Stemmons Building be made available for review by the Committee. Emails have been collected by the Department of Information and Technology Services (ITS). ITS filtered DEV staff emails for the terms “7800” AND “Stemmons” that were sent to the assistant director position or higher within the timeframe of December 18, 2023 – April 9, 2024. The filter identified 5,600 emails. That list was further filtered for emails containing the words “Fire” OR “Plumbing” OR “Safety”. The additional filter reduced the number of emails to 2,268. Staff is now working to further review and identify the emails specific to safety concerns at the facility. It is expected that the review will be complete, and the requested email will be available for the Committee on Friday, May 24, 2024.

Next Steps

Along with the internal review of work done as part of the purchase and renovation of the Stemmons Building, a third-party vendor is being procured to finish out the building and report on lessons learned on the overall Stemmons Building activities. The plan will be forthcoming in a separate memorandum next week.

Should you have additional questions please contact Jenny Nicewander, Director of the Office of Bond and Construction Management at Jennifer.nicewander@dallas.gov.



Majed Al-Ghafry
Assistant City Manager

Attachments

- Stemmons Budget Summary, Table 3
- Timeframe of Events

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Table 3: Stemmons Budget Summary

Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)						Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined	Total Funding				
Invoice # 90919419 - Furniture for 5th floor			\$6,591.38			\$6,591.38	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 90919225 - Furniture for 5th floor			\$120,482.25			\$120,482.25	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 90919467 - Furniture for 5th floor			\$339,752.17			\$339,752.17	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 90918801 - Furniture for 5th floor			\$23,569.88			\$23,569.88	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 90919418 - Furniture for 5th floor			\$3,921.75			\$3,921.75	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 90918802 - Furniture for 5th floor			\$10,395.00			\$10,395.00	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 91027277 - 5th Floor Expansion / Reconfiguration			\$5,502.70			\$5,502.70	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice #91027811 - 5th Floor Expansion / Reconfiguration			\$3,662.85			\$3,662.85	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 91030028 - 5th Floor Expansion / Reconfiguration			\$14,887.85			\$14,887.85	Furniture	5	NO	Vari Sales Corporation (VC25162)
Invoice # 91039520 - Furniture for 1st floor			\$20,720.00			\$20,720.00	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91039626 - Furniture for 1st floor			\$2,712.00			\$2,712.00	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91041724 - Furniture for 1st floor			\$81,177.50			\$81,177.50	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91041725 - Furniture for 1st floor			\$6,912.00			\$6,912.00	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91041723 - Furniture for 1st floor			\$27,798.75			\$27,798.75	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91039125 - Furniture for 1st floor			\$10,687.50			\$10,687.50	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91039124 - Furniture for 1st floor			\$13,387.50			\$13,387.50	Furniture	1	NO	Vari Sales Corporation (VC25162)
Invoice # 91059160 - Furniture for 2nd floor			\$25,875.00			\$25,875.00	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91060022 - Furniture for 2nd floor			\$13,972.50			\$13,972.50	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91040435 - Furniture for 2nd floor			\$44,741.25			\$44,741.25	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91040434 - Furniture for 2nd floor			\$38,529.00			\$38,529.00	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91040433 - Furniture for 2nd floor			\$125,544.85			\$125,544.85	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91038976 - Furniture for 2nd floor			\$38,812.50			\$38,812.50	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91038975 - Furniture for 2nd floor			\$16,584.00			\$16,584.00	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91038538 - Furniture for 2nd floor			\$30,960.00			\$30,960.00	Furniture	2	NO	Vari Sales Corporation (VC25162)
Invoice # 91076146 - Furniture for 3rd floor			\$87,570.00			\$87,570.00	Furniture	3	NO	Vari Sales Corporation (VC25162)
Invoice # 91074456 - Furniture for 3rd floor			\$12,600.00			\$12,600.00	Furniture	3	NO	Vari Sales Corporation (VC25162)
Invoice # 91074142 - Furniture for 3rd floor			\$7,128.00			\$7,128.00	Furniture	3	NO	Vari Sales Corporation (VC25162)
Invoice # 91088424 - Furniture for 4th floor			\$6,075.00			\$6,075.00	Furniture	4	NO	Vari Sales Corporation (VC25162)
Invoice # 91088137 - Furniture for 4th floor			\$101,337.45			\$101,337.45	Furniture	4	NO	Vari Sales Corporation (VC25162)
Invoice # 91086270 - Furniture for 4th floor			\$4,927.50			\$4,927.50	Furniture	4	NO	Vari Sales Corporation (VC25162)
Invoice # 91086224 - Furniture for 4th floor			\$30,471.75			\$30,471.75	Furniture	4	NO	Vari Sales Corporation (VC25162)
Invoice # 91086225 - Furniture for 4th floor			\$405.00			\$405.00	Furniture	4	NO	Vari Sales Corporation (VC25162)
Invoice # 629695- Phase 1 - Move Furniture to Stemmons			\$5,424.02			\$5,424.02	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 628677 - Moving from 7610 Stemmons to 7800 Stemmons			\$3,136.25			\$3,136.25	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 629697 - Phase 2 - Move Furniture to Stemmons			\$6,235.50			\$6,235.50	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 630619 - Moving furniture for Stemmons, DEV, 3rd Floor			\$7,281.00			\$7,281.00	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 630513 - Furniture for Stemmons, DEV, Phase 2			\$6,534.00			\$6,534.00	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 630572 - DEV next move phase to Stemmons			\$5,584.00			\$5,584.00	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 630618 - DEV next move phase to Stemmons for 3/6/24			\$2,898.50			\$2,898.50	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Invoice # 630815 - Jefferson Move			\$5,254.50			\$5,254.50	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Pending Invoice			\$4,779.50			\$4,779.50	Moving		NO	Facilitech, Inc. / Business Interiors (339655)
Pinnacle 30508 - 7800 Stemmons Building Project - Network Cabling (remaining floors), Cabinets and APC.			\$1,266,466.13			\$1,266,466.13	Information Technology			Shelby Communications, LLC/VC25785
Invoice # 1034204-01 - 9th floor buildout				\$215,600.00		\$215,600.00	Renovation	9		Big Sky Construction Company, Inc. (VS0000061638)
Invoice # 1034204-02 - 9th floor buildout				\$202,350.00		\$202,350.00	Renovation	9		Big Sky Construction Company, Inc. (VS0000061638)
Invoice # 1034204-03 - 9th floor buildout				\$25,500.00		\$25,500.00	Renovation	9		Big Sky Construction Company, Inc. (VS0000061638)
Invoice # 1046457-01 - 9th Floor Electrical Buildout				\$20,000.00		\$20,000.00	Electrical	9		Big Sky Construction Company, Inc. (VS0000061638)
Invoice # 1046457-02 - 9th Floor Electrical Buildout				\$161,850.00		\$161,850.00	Electrical	9		Big Sky Construction Company, Inc. (VS0000061638)
Invoice # 1046457-03 - 9th Floor Electrical Buildout				\$57,250.00		\$57,250.00	Electrical	9		Big Sky Construction Company, Inc. (VS0000061638)
Invoice # 2302J5820002 - 3rd & 4th floor electrical renovations			\$12,000.00			\$12,000.00	Electrical	3 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 2303J5820002 - 3rd & 4th floor electrical renovations			\$10,000.00			\$10,000.00	Electrical	3 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 2305J5820002 - 3rd & 4th floor electrical renovations			\$113,734.00			\$113,734.00	Electrical	3 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 2309J5820002 - 3rd & 4th floor electrical renovations			\$96,000.00			\$96,000.00	Electrical	3 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 2311J5820002-FINAL - 3rd & 4th floor electrical renovations			\$4,020.00	\$74,734.00		\$78,754.00	Electrical	3 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 2401J5820004 - Elevators 2 & 4 controls modernization				\$53,272.00		\$53,272.00	Renovation	2 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 2402J5820004 - Elevators 2 & 4 controls modernization				\$60,000.00		\$60,000.00	Renovation	2 & 4		Brown & Root Industrial Services LLC (VC15293)
Invoice # 3M - 8th and 9th floor demolition				\$5,000.00		\$5,000.00	Demolition	9		METCO ENGINEERING (VS0000025965)
Invoice # 1M - 8th and 9th floor demolition			\$108,682.43	\$291,297.57		\$399,980.00	Demolition	9		METCO ENGINEERING (VS0000025965)
Invoice # 2M - 8th and 9th floor demolition				\$94,995.00		\$94,995.00	Demolition	9		METCO ENGINEERING (VS0000025965)
Invoice # 1034221-1 - 5th Floor Buildout			\$494,999.00			\$494,999.00	Demolition	5		METCO ENGINEERING (VS0000025965)

Table 3: Stemmons Budget Summary

Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)						Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined	Total Funding				
Invoice # 1034221-2 Final - 5th Floor Buildout			\$5,000.00			\$5,000.00	Demolition	5		METCO ENGINEERING (VS0000025965)
Invoice # 1MO - 3rd and 4th floor partial demolition			\$50,704.00			\$50,704.00	Demolition	4		METCO ENGINEERING (VS0000025965)
Invoice # 2 MO - 3rd and 4th floor partial demolition			\$171,683.00			\$171,683.00	Demolition	4		METCO ENGINEERING (VS0000025965)
Invoice # DO1066403-1 - 3rd floor buildout			\$198,002.80			\$198,002.80	Build Out	3		METCO ENGINEERING (VS0000025965)
Invoice # DO1066403-2 - 3rd floor buildout			\$301,762.20			\$301,762.20	Build Out	3		METCO ENGINEERING (VS0000025965)
Invoice # 7800-3-E-01 - 3rd floor electrical buildout			\$149,865.00			\$149,865.00	Electrical	3		METCO ENGINEERING (VS0000025965)
Invoice # 3-1068588 - 3rd floor electrical buildout			\$37,886.95			\$37,886.95	Electrical	3		METCO ENGINEERING (VS0000025965)
Invoice # 4-1068588 - 3rd floor electrical buildout			\$34,811.05			\$34,811.05	Electrical	3		METCO ENGINEERING (VS0000025965)
Invoice # 5-1068588 - 3rd floor electrical buildout			\$109,929.56			\$109,929.56	Electrical	3		METCO ENGINEERING (VS0000025965)
Invoice # B31970C - 1 - 5th Flr Electrical Buildout			\$143,171.56			\$143,171.56	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B31970C - 2 - 5th Flr Electrical Buildout			\$25,700.00			\$25,700.00	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B31970C3 - 5th Flr Electrical Buildout			\$161,361.35			\$161,361.35	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B31970C - 4 - 5th Flr Electrical Buildout			\$88,748.74			\$88,748.74	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B31970C5 - 5th Flr Electrical Buildout			\$62,210.39			\$62,210.39	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B31970C - 6 - 5th Flr Electrical Buildout			\$97,149.20			\$97,149.20	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B31970C-7 - 5th Flr Electrical Buildout			\$2,666.53			\$2,666.53	Electrical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32011C1 - 5th Flr IT Mechanical Buildout			\$233,796.97			\$233,796.97	Mechanical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32011C2 - 5th Flr IT Mechanical Buildout			\$202,861.78			\$202,861.78	Mechanical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32011C4 - 5th Flr IT Mechanical Buildout			\$40,972.33			\$40,972.33	Mechanical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32011C - 5 - 5th Flr IT Mechanical Buildout			\$17,499.09			\$17,499.09	Mechanical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32011C-5 - 5th Flr IT Mechanical Buildout			\$3,157.37			\$3,157.37	Mechanical	5		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32189C1 - 4th floor renovation			\$145,865.89			\$145,865.89	Renovation	4		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32189C2 - 4th floor renovation			\$214,157.23			\$214,157.23	Renovation	4		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32189C - 3 - 4th floor renovation			\$93,995.49			\$93,995.49	Renovation	4		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32189C - 4 - 4th floor renovation			\$12,500.00			\$12,500.00	Renovation	4		Nouveau Technology Services, L.P (VS0000066932)
Invoice # B32189C - 5 - 4th floor renovation			\$20,692.53			\$20,692.53	Renovation	4		Nouveau Technology Services, L.P (VS0000066932)
Invoice # 1034145-1 - 2nd floor buildout			\$133,748.37			\$133,748.37	Renovation	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1034145-2 - 2nd floor buildout			\$48,635.76			\$48,635.76	Renovation	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1034145-3 - 2nd floor buildout			\$58,362.93			\$58,362.93	Renovation	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1034145-4 - 2nd floor buildout			\$194,326.50			\$194,326.50	Renovation	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1034145-5 - 2nd floor buildout			\$38,517.24			\$38,517.24	Renovation	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1034145-6 - 2nd floor buildout			\$20,402.73			\$20,402.73	Renovation	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1060655-1 - 2nd floor electrical buildout			\$38,424.14			\$38,424.14	Electrical	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1060655-2 - 2nd floor electrical buildout			\$52,310.48			\$52,310.48	Electrical	2		RS Commercial Construction, LLC (VS98430)
Invoice # 1060655-3 - 2nd floor electrical buildout			\$33,508.28			\$33,508.28	Electrical	2		RS Commercial Construction, LLC (VS98430)
Invoice # 395302-01C - 1st Floor Buildout				\$78,035.00		\$78,035.00	Renovation	1		Phillip/Gilbert May, Inc. (VS0000039750)
Invoice # 3953-02-01 - 1st Floor Buildout			\$36,000.00			\$36,000.00	Renovation	1		Phillip/Gilbert May, Inc. (VS0000039750)
Invoice # 3953-02-02R - 1st Floor Buildout			\$187,000.00			\$187,000.00	Renovation	1		Phillip/Gilbert May, Inc. (VS0000039750)
Invoice # 3953-02-03 - 1st Floor Buildout			\$58,989.40	\$17,838.60		\$76,828.00	Renovation	1		Phillip/Gilbert May, Inc. (VS0000039750)
Invoice # US024VAS035562 - Appraisal fee			\$9,500.00			\$9,500.00	Acquisition	Building - Wide		JLL Valuation & Advisory Services (VC16465)
Invoice # 22.0622 - Appraisal fee			\$19,500.00			\$19,500.00	Acquisition	Building - Wide		NSN Corp dba Nicholas Co. (332630)
Invoice # US024VAS035692 - Property Condition Assessment Report Fee			\$4,400.00			\$4,400.00	Acquisition	Building - Wide		JLL Valuation & Advisory Services (VC16465)
Invoice # TH84593 - Environmental Review			\$2,700.00			\$2,700.00	Environmental	Building - Wide		TERRACON CONSULTANTS, INC (341409)
Invoice # TH51771 - Environmental Review			\$3,415.75			\$3,415.75	Environmental	Building - Wide		TERRACON CONSULTANTS, INC (341409)
Invoice # TH50757 - Environmental Review			\$46,805.00			\$46,805.00	Environmental	Building - Wide		TERRACON CONSULTANTS, INC (341409)
Invoice # 22DEV-ACQ-7800-STEM			\$14,056,157.86			\$14,056,157.86	Acquisition	Building - Wide		7800 Ricchi, LLC, Building Purchase
Invoice # 2022006545 - Floors 1-8 Asbestos Abatement			\$93.00			\$93.00	Environmental	Building - Wide		Texas Department of State Health Services (214083)
Invoice # TH88777 - Asbestos Abatement Consulting			\$5,595.00			\$5,595.00	Environmental	Building - Wide		TERRACON CONSULTANTS, INC (341409)
Invoice # DEV-110422 - Asbestos Abatement			\$29,300.00			\$29,300.00	Environmental	Building - Wide		RNDI Companies, Inc (520330)
P - 00015946 Network Switches and Wireless Access Points			\$731,165.67			\$731,165.67	Information Technology			Presidio Networked Solutions Group LLC/V0000012547

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Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)					Total Funding	Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined					
Bond Office Staff Reimbursements FY23			\$114,886.60			\$114,886.60	Overhead			QTR JV's (8 JVs Total)
WO#22-181503 - 7800 STEMMONS -Parking garage exit gate repair		\$750.00				\$750.00	Garage			DOOR CONTROL SERVICES INC
WO#22-228306 Fire Alarm, Stemmons 7800 DSV -Raymond Hernandez		\$190.00				\$190.00	Fire System	Building - Wide	Yes	Communicon Inc.
WO#22-163518 Trouble shoot ctrlcntr, Stemmons-Raymond Hernandez		\$2,414.50				\$2,414.50	Electrical	Building - Wide	No	NATIONAL SWITCHGEAR SYSTEMS NORTH TEXAS, INC
WO#23-77199-7800Stemmons-DSV-INSTALL CHEMICAL FEDERS AND EQU		\$7,587.81				\$7,587.81	HVAC	Building - Wide	No	WESCO CHEMICALS INC
WO#23-95671-Repair CW Pump-Stemmons 7800- Eric Taylor		\$5,342.00				\$5,342.00	HVAC	Building - Wide	No	THE BRANDT COMPANIES, LLC
WO#23-119453-York Chiller T/S- Stemmons 7800-Todd Ditmars		\$16,819.00				\$16,819.00	HVAC	Building - Wide	No	THE BRANDT COMPANIES, LLC
WO#22-228306 Fire Alarm, Stemmons 7800 DSV -Raymond Hernandez		\$3,664.02				\$3,664.02	Fire System	Building - Wide	Yes	Communicon Inc.
WO#23-141056 Board Up Window, Stemmons 7800-Samuel Jefferson		\$3,450.00				\$3,450.00	Repair	7	Nn	Peruna Glass Inc.
WO#23-141884 Damaged Window, Stemmons 7800-Samuel Jefferson		\$10,360.78				\$10,360.78	Rep	7	No	Peruna Glass Inc.
wo#23-213161-Trouble Shoot FPB & VAVS-7800 Stemmons-Eric		\$750.00				\$750.00	HVAC	Building - Wide	No	THE BRANDT COMPANIES, LLC
WO#23-10122 Emergency Stemmons Repair 3 broken gates		\$517.70				\$517.70	Repair	Garage	No	DOOR CONTROL SERVICES INC
WO#23-240147 Water Extraction Stemmons 7800-Samuel Jefferson		\$16,570.20				\$16,570.20	Repair		No	Tigerhawk LLC
WO#23-255496 RPZ Failure Stemmons 7800-Samuel Jefferson		\$3,281.17				\$3,281.17	Fire System	Building - Wide	Yes	Tigerhawk LLC
WO#23-256677,TEMP COOLING rental 8/24 - 9/30, Todd Ditmars		\$2,494.60				\$2,494.60	HVAC	7	No	TDIndustries, Inc
WO#23-256677 TEMP COOLING, 7800 Stemmons TODD DITMARS		\$2,181.43				\$2,181.43	HVAC	7	No	TDIndustries, Inc
WO#23-302145 Damaged Window, Stemmons 7800-Inv 286651 B/D		\$263.00				\$263.00	Repair	7	No	Peruna Glass Inc.
WO#23-323553 7800 Stemmons - Chiller 2 Purge		\$13,434.84				\$13,434.84	HVAC	Building - Wide	No	THE BRANDT COMPANIES, LLC
WO#24-13134 Sewer Water 7800Stemmons Samuel Jefferson		\$2,670.19				\$2,670.19	Repair	8	No	Tigerhawk LLC
WO#23-315694 Mount mirror, Stemmons7800 Samuel Jefferson		\$1,711.94				\$1,711.94	Repair		No	Peruna Glass Inc.
WO#24-20594,20595,20596,20592,20593, Annual Inspection		\$1,405.00				\$1,405.00	Inspection/Assessment	Building - Wide	No	Reliant Elevator Inspections & Consulting, LLC
WO#24-106179, Fire Sprinkler Inspections, 7800 Stemmons		\$2,405.00				\$2,405.00	Fire System	Building - Wide	Yes	TOTAL FIRE & SAFETY INC
WO#21-133069 Roof assessment, Stemmons 7800-Gus Aswad		\$4,314.76				\$4,314.76	Inspection		No	CASTRO ROOFING OF TEXAS LLC
WO#24-97062 Asbestos insp, Stemmons 7800-Filmon Weldelibanos		\$2,053.75				\$2,053.75	Inspection/Assessment		No	Aptim Environmental & Infrastructure, LLC
Stemmons Bldg. Plaza tile assessment & demolition		\$29,730.00				\$29,730.00	Inspection/Assessment	Entry plaza	No	RNDI COMPANIES, INC. ^
Fan Wall Replacement		\$664,806.00				\$664,806.00	HVAC	Building - Wide	No	THE BRANDT COMPANIES, LLC
DO-00001103378,, Fire Suppression System (fire pumps and sprinkler repairs)		\$154,975.67			\$215,687.00	\$370,662.67	Fire System	Building - Wide	Yes	DO-00001103378/Total Fire & Safety
Fire Alarm System (entire building floor 1-11)		\$650,000.00				\$650,000.00	Fire System	Building - Wide	Yes	Communication Concepts
DO-00001065013, Elevator Modernization (Phase I & Phase II)		\$865,000.00			\$385,602.00	\$1,250,602.00	Elevator	Building - Wide	No	K & M Elevator
MA BTZ2200017739, Fire Alarm Troubleshooting and Monitoring Takeover		\$32,542.53				\$32,542.53	Fire System	Building - Wide	Yes	MA BTZ2200017739/Communication Concepts
Fire Inspection Report non-complaint issues (floors 1-11)		\$100,000.00				\$100,000.00	Fire System	Building - Wide	No	RNDI Companies
Complete electrical upgrades (6-11)		\$200,000.00				\$200,000.00	Electrical	6 thru 11	No	Big Sky Construction
Complete data, network, and access controls		\$2,700,000.00				\$2,700,000.00	Information Technology	6 thru 11	No	Shelby Communications
Finish out and furniture (floors 6-11)		\$485,000.00			\$2,015,000.00	\$2,500,000.00	Renovation	6 thru 11	No	Big Sky Construction
Plaza Assessment and Demolition	\$29,730.00					\$29,730.00	Plaza			DUPLICATE of LINE 142 - DELETE
Plaza Reconstruction	\$350,000.00					\$350,000.00	Plaza	Entry plaza		Unknown until awarded
Recommended immediate proactive roof repairs	\$27,674.00					\$27,674.00	Roof	Roof		Unknown until awarded
Contractor Services (FY25)	\$405,607.00					\$405,607.00	Repair			
Consultant Services (Plaza construction documents/administration)		\$37,000.00				\$37,000.00	Plaza			W.P. Moore
CX DEV-2022-00019838 Phase 1 Environmental Site Assessment & Asbestos Consulting Services					\$5,994.25	\$5,994.25	Environmental			Terracon
DO 1103942 3th to 5th floor emergency work					\$171,299.00	\$171,299.00	Renovation			Metco Engineering, Inc.

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Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)						Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined	Total Funding				
DO 00001069279/00001073701 General work, Demo, Electrical items				\$23,899.88		\$23,899.88	Electrical			Philip-May
DO 00001099695 Upgrades to 1st and 2nd floor				\$71,922.95		\$71,922.95	Renovation	1 & 2		Philip-May
DO 00001068588 3rd floor electrical buildout				\$17,641.44		\$17,641.44	Electrical			Metco Engineering
DO 00001093795 floors 3 thru 5 additional work				\$40,141.97		\$40,141.97	Renovation	3 & 5		Nouveau Technology Services
DO 00001101263 3rd Floor Men's Restroom Moisture-Microbial Remediation				\$19,527.50		\$19,527.50	Environmental			Terracon
DO 00001069279/00001073701 Restroom Remodel					\$12,355.26	\$12,355.26	Renovation			Philip-May
DO 00001103378 Sprinkler Repair		\$99,033.00				\$99,033.00	Fire System			Total Fire & Safety
Bond Program Staff reimbursement				\$4,406.32		\$4,406.32	Overhead			JV-Staff time reimbursement
Bond Program Staff reimbursement				\$140.78		\$140.78	Overhead			JV-Staff time reimbursement
suppression system		\$55,942.67				\$55,942.67	Fire System			KE Industrial LLC
New Fire Alarm System		\$648,949.00				\$648,949.00	Fire System			Communicon, Inc
cleanup of the 8th floor	\$37,279.00					\$37,279.00		8		RDNI Companies, Inc.
Signage for the Faculty						\$0.00	Signage			
Parking Garage Gate exit is not working-		\$92.92				\$92.92	Repair	n/a	No	BSD In-House Service/Repair
Stemmons Building - 10th Floor Hot		\$59.01				\$59.01	Repair	10	No	BSD In-House Service/Repair
Ste. 360- Really loud noise in the ceiling		\$77.50				\$77.50	Repair	3	No	BSD In-House Service/Repair
11 th floor MCC has bad wire		\$308.10				\$308.10	Repair	11	No	BSD In-House Service/Repair
4th Floor- Vacant Office- Security Guard		\$0.00				\$0.00	Repair	4	No	BSD In-House Service/Repair
POWER SHUT DOWN FOR CONTRACTOR		\$195.24				\$195.24	Repair	Building-Wide	No	BSD In-House Service/Repair
Damaged Exterior Window Replacement		\$176.53				\$176.53	Repair	7	No	BSD In-House Service/Repair
Damaged window up on 6th floor call		\$69.69				\$69.69	Repair	6	No	BSD In-House Service/Repair
6th floor- Women's Restroom- Running		\$67.80				\$67.80	Repair	6	No	BSD In-House Service/Repair
rear of the building water leak maybe a		\$257.26				\$257.26	Repair	Exterior	No	BSD In-House Service/Repair
front left entrance door not latching		\$92.92				\$92.92	Repair	Exterior	No	BSD In-House Service/Repair
7800 Stemmons exit gate in parking						\$0.00	Repair	Garage	No	BSD In-House Service/Repair
garage stuck open and will not close		\$0.00				\$0.00	Repair	6	No	BSD In-House Service/Repair
Electrical Power out on 6th floor		\$256.19				\$256.19	Repair	Building-Wide	No	BSD In-House Service/Repair
Stemmons Building - Check Water Leak		\$1,697.35				\$1,697.35	Repair	10	No	BSD In-House Service/Repair
Water Intrusion on 10 floor		\$2,138.72				\$2,138.72	Repair	Building-Wide	No	ServPro
water leak on 3 rd floor		\$914.22				\$914.22	Repair	Building-Wide	No	BSD In-House Service/Repair
HVAC operation review due to project		\$1,638.66				\$1,638.66	Repair	Building-Wide	No	BSD In-House Service/Repair
Janitorial Contract - PMI: 7800		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
2 of the Garage gates are not working		\$101.00				\$101.00	Repair	Garage	No	BSD In-House Service/Repair
Secure Gates 7800 Stemmons not		\$291.74				\$291.74	Repair	Garage	No	BSD In-House Service/Repair
Stemmons Building - Elevators operating		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
Janitorial Contract - PMI: 7800		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
Exterior lights not working on parking		\$1,372.92				\$1,372.92	Repair	Building-Wide	No	BSD In-House Service/Repair
Roof leak in Central Plant office		\$211.79				\$211.79	Repair	Roof	No	BSD In-House Service/Repair
Water spigot relocation by rear entry		\$115.86				\$115.86	Repair	Exterior	No	BSD In-House Service/Repair
Clean Parking garage storage room		\$2,356.87				\$2,356.87	Repair	Garage	No	BSD In-House Service/Repair
Fire Alarm Dialer not reporting to		\$185.84				\$185.84	Repair	Building-Wide	No	Communication Concepts
Elevator Entrapment- about 6:52pm on		\$43.62				\$43.62	Repair	Building-Wide	No	BSD In-House Service/Repair
Suite #735 . Working to cool		\$328.98				\$328.98	Repair	7	No	BSD In-House Service/Repair
MOW call after hours plumbing issue in		\$97.50				\$97.50	Repair	Building-Wide	No	BSD In-House Service/Repair
Routine pest control services for 7800		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
Replace the American and add the city		\$262.43				\$262.43	Repair	Exterior	No	BSD In-House Service/Repair
Third floor temps are warm at 7800		\$283.36				\$283.36	Repair	3	No	BSD In-House Service/Repair
Service call on elevator # 3 stuck on 6th		\$158.24				\$158.24	Repair	Building-Wide	No	BSD In-House Service/Repair
leak in he 1st floor janitorial closet		\$442.73				\$442.73	Repair	1	No	BSD In-House Service/Repair
7 th floor suite 735 Hot Call		\$196.15				\$196.15	Repair	7	No	BSD In-House Service/Repair
Stemmons Building Energy assessment		\$391.93				\$391.93	Repair	Building-Wide	No	BSD In-House Service/Repair
Stemmons Lower flags half-staff in		\$58.65				\$58.65	Repair	Exterior	No	BSD In-House Service/Repair
Project review 1 & 5 floor HVAC,		\$3,866.30				\$3,866.30	Repair	1,5	No	BSD In-House Service/Repair
Sewer pipes cracked on 1 st floor East						\$1,447.61	Repair	1	No	BSD In-House Service/Repair
Side		\$1,447.61				\$1,447.61	Repair	1	No	BSD In-House Service/Repair
Reported by Security A/C not working		\$106.26				\$106.26	Repair	1	No	BSD In-House Service/Repair
The chill water pump bearing is going		\$209.07				\$209.07	Repair	Building-Wide	No	BSD In-House Service/Repair
electrical fence not closing		\$80.72				\$80.72	Repair	Garage	No	BSD In-House Service/Repair
for annual fire Ext .inspection for all		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
3rd floor water heater keeps tripping		\$476.96				\$476.96	Repair	3	No	BSD In-House Service/Repair
4th floor Janitors closet - leaking faucet		\$57.93				\$57.93	Repair	4	No	BSD In-House Service/Repair

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	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined	Total Funding				
Clogged toilet in Men's RR on 3rd floor		\$638.76				\$638.76	Repair	3	No	BSD In-House Service/Repair
EQUIPMENT AND MATERIAL FOR 7800		\$891.26				\$891.26	Repair	Building-Wide	No	BSD In-House Service/Repair
7800 Stemmons Electrical Shutdown		\$945.22				\$945.22	Repair	Building-Wide	No	BSD In-House Service/Repair
Generator PM on Stemmons Building		\$712.08				\$712.08	Repair	Building-Wide	No	LJ Power
Raise new City of Dallas Flag		\$88.55				\$88.55	Repair	Exterior	No	BSD In-House Service/Repair
Check restrooms and breakrooms on all		\$283.36				\$283.36	Repair	Building-Wide	No	BSD In-House Service/Repair
Review HVAC equipment on 11 th floor		\$2,013.12				\$2,013.12	Repair	11	No	BSD In-House Service/Repair
5th Office #5 Development Services		\$17.71				\$17.71	Repair	5	No	BSD In-House Service/Repair
1st floor - Men's RR - 1st toilet leaks at		\$115.86				\$115.86	Repair	1	No	BSD In-House Service/Repair
1st floor - Women's RR - toilets (SEE		\$212.41				\$212.41	Repair	1	No	BSD In-House Service/Repair
2nd floor - Men's RR - leaks (SEE NOTES)		\$135.17				\$135.17	Repair	2	No	BSD In-House Service/Repair
2nd floor - Southwest Breakroom sink		\$147.29				\$147.29	Repair	2	No	BSD In-House Service/Repair
2nd floor - Southeast Breakroom -		\$103.23				\$103.23	Repair	2	No	BSD In-House Service/Repair
3rd floor - Women's RR - 2nd toilet NOT		\$35.42				\$35.42	Repair	3	No	BSD In-House Service/Repair
3rd floor - Southeast Breakroom sink		\$538.92				\$538.92	Repair	3	No	BSD In-House Service/Repair
4th floor - Women's RR (SEE NOTES)		\$328.27				\$328.27	Repair	4	No	BSD In-House Service/Repair
4th floor - Men's RR - (SEE NOTES)		\$83.85				\$83.85	Repair	4	No	BSD In-House Service/Repair
4th floor - Northwest Breakroom - (SEE		\$38.62				\$38.62	Repair	4	No	BSD In-House Service/Repair
4th floor - Southeast sink has NO water		\$35.42				\$35.42	Repair	4	No	BSD In-House Service/Repair
Lights out on 1st floor lobby area & by		\$653.62				\$653.62	Repair	1	No	BSD In-House Service/Repair
FUNDED - Move tables, chairs and white		\$832.13				\$832.13	Repair	Building-Wide	No	BSD In-House Service/Repair
1 st floor drain backup and needs to be		\$65.00				\$65.00	Repair	1	No	BSD In-House Service/Repair
Back flow failed needs to be replaced		\$4,118.44				\$4,118.44	Repair	Building-Wide	No	BSD In-House Service/Repair
water pipe busted inside suite 120 1st		\$343.37				\$343.37	Repair	1	No	BSD In-House Service/Repair
Check AC condensation levels in Suite		\$192.20				\$192.20	Repair	Building-Wide	No	BSD In-House Service/Repair
Review building operations - October		\$1,007.76				\$1,007.76	Repair	Building-Wide	No	BSD In-House Service/Repair
Elevator #1&2 out of Service		\$560.96				\$560.96	Repair	1,2	No	BSD In-House Service/Repair
Leak 3rd floor women's restroom,		\$569.81				\$569.81	Repair	3	No	BSD In-House Service/Repair
Lower flaffs half staff Stemmons BLDG		\$191.11				\$191.11	Repair	Exterior	No	BSD In-House Service/Repair
10th floor there's a leak on the ceiling		\$543.39				\$543.39	Repair	10	No	BSD In-House Service/Repair
repair chiller		\$1,149.97				\$1,149.97	Repair	Building-Wide	No	Brandt
Suite 735 reporting to be too hot		\$186.00				\$186.00	Repair	7	No	BSD In-House Service/Repair
Repair Light 11th flr. stare floor										
midpoint.		\$196.86				\$196.86	Repair	11	No	BSD In-House Service/Repair
7th floor plumbing leak		\$832.03				\$832.03	Repair	7	No	BSD In-House Service/Repair
Add temporary plug for small grinder		\$100.90				\$100.90	Repair	Building-Wide	No	BSD In-House Service/Repair
replace damaged ceiling tiles on 10th		\$203.67				\$203.67	Repair	10	No	BSD In-House Service/Repair
Walked through out building with a		\$221.38				\$221.38	Repair	Building-Wide	No	BSD In-House Service/Repair
Clean storage room behind 1st floor IDF		\$177.10				\$177.10	Repair	1	No	BSD In-House Service/Repair
Clean 3rd floor IDF Room and Electrical		\$672.98				\$672.98	Repair	3	No	BSD In-House Service/Repair
suite #735 is better but still a little warm		\$141.68				\$141.68	Repair	7	No	BSD In-House Service/Repair
suite #735 was reporting to be warm		\$106.26				\$106.26	Repair	7	No	BSD In-House Service/Repair
Main elevator stuck on 6th floor not in		\$46.46				\$46.46	Repair	6	No	BSD In-House Service/Repair
NEED TEMP COOLING		\$4,676.03				\$4,676.03	Repair	7	No	BSD In-House Service/Repair
CHEMICALS FOR WATER TREATMENT		\$1,537.06				\$1,537.06	Repair	Building-Wide	No	Wesco
Stemmons Ground Maintenance FY23-		\$69.69				\$69.69	Repair	Exterior	No	Good Earth
Suite 735 reporting to be too warm		\$0.00				\$0.00	Repair	7	No	BSD In-House Service/Repair
Suite 735 reporting to be too warm		\$283.36				\$283.36	Repair	7	No	BSD In-House Service/Repair
Energy management assessment		\$283.36				\$283.36	Repair	Building-Wide	No	BSD In-House Service/Repair
4th floor temps at 7800 are too hot		\$283.36				\$283.36	Repair	4	No	BSD In-House Service/Repair
Areas of 3rd floor are warm		\$0.00				\$0.00	Repair	3	No	BSD In-House Service/Repair
3rd floor and suite 735 are too warm		\$0.00				\$0.00	Repair	3	No	BSD In-House Service/Repair
3rd floor is warm		\$283.36				\$283.36	Repair	3	No	BSD In-House Service/Repair
Suites 365, 370, and 735 are warm		\$283.36				\$283.36	Repair	3	No	BSD In-House Service/Repair
Men's restroom sink check low water		\$123.97				\$123.97	Repair	Building-Wide	No	BSD In-House Service/Repair
raise and lower lags per memorandum		\$35.42				\$35.42	Repair	Exterior	No	BSD In-House Service/Repair
set up and monitor temp cooling units		\$777.22				\$777.22	Repair	7	No	BSD In-House Service/Repair
suites 750 and 780 are warm		\$283.36				\$283.36	Repair	7	No	BSD In-House Service/Repair
Suites 350, 360, and 364 are warm		\$283.36				\$283.36	Repair	3	No	BSD In-House Service/Repair
Suites 700, 710, 750 are warm		\$141.68				\$141.68	Repair	7	No	BSD In-House Service/Repair
Replace damaged ceiling tiles		\$141.68				\$141.68	Repair	Building-Wide	No	BSD In-House Service/Repair
2nd floor is warm. Need to locate and		\$212.52				\$212.52	Repair	2	No	BSD In-House Service/Repair

Table 3: Stemmons Budget Summary

Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)						Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined	Total Funding				
7th floor continues to be warm, suite		\$212.52				\$212.52	Repair	7	No	BSD In-House Service/Repair
Hazmat Cleaning-3rd floor- Employee		\$0.00				\$0.00	Repair	3	No	BSD In-House Service/Repair
Call from Security power lost to front		\$80.72				\$80.72	Repair	1	No	BSD In-House Service/Repair
Review men and women restroom for		\$283.36				\$283.36	Repair	Building-Wide	No	BSD In-House Service/Repair
review suite 735 temp AC for		\$301.07				\$301.07	Repair	7	No	BSD In-House Service/Repair
clean up 11 th floor chiller plant room		\$2,204.95				\$2,204.95	Repair	11	No	BSD In-House Service/Repair
lamps out on 7th floor women's/men's		\$153.64				\$153.64	Repair	7	No	BSD In-House Service/Repair
Review building operation and walk		\$1,363.67				\$1,363.67	Repair	Building-Wide	No	BSD In-House Service/Repair
Security reported back door off the hinges review operation		\$53.13				\$53.13	Repair	1	No	BSD In-House Service/Repair
Review irrigation controller for the		\$88.55				\$88.55	Repair	Exterior	No	BSD In-House Service/Repair
Review building operations - April		\$814.66				\$814.66	Repair	Building-Wide	No	BSD In-House Service/Repair
Safety Concern: Door handle fell off		\$53.13				\$53.13	Repair	1	No	BSD In-House Service/Repair
Raise/lower flags		\$35.42				\$35.42	Repair	Exterior	No	BSD In-House Service/Repair
Safety Concern: Door handle fell off		\$0.00				\$0.00	Repair	1	No	BSD In-House Service/Repair
No HOT water / Leaking faucet in 6th		\$500.14				\$500.14	Repair	6	No	BSD In-House Service/Repair
4th floor Women's RR - 1st toilet not		\$35.42				\$35.42	Repair	4	No	BSD In-House Service/Repair
Revised DO 1087117 Stemmons Ground		\$69.69				\$69.69	Repair	Exterior	No	BSD In-House Service/Repair
Project review 2nd floor HVAC and		\$1,660.11				\$1,660.11	Repair	2	No	BSD In-House Service/Repair
Review building operations - November		\$950.69				\$950.69	Repair	Building-Wide	No	BSD In-House Service/Repair
Check Cooling Tower basin heaters		\$404.23				\$404.23	Repair	Building-Wide	No	BSD In-House Service/Repair
Check electric heaters for air supply		\$4,290.42				\$4,290.42	Repair	Building-Wide	No	BSD In-House Service/Repair
5th floor - Men's RR - (SEE NOTES)		\$1,135.77				\$1,135.77	Repair	5	No	BSD In-House Service/Repair
Janitorial Services		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
House Keeping on walkway		\$35.42				\$35.42	Repair	Building-Wide	No	BSD In-House Service/Repair
Fly the United States Flag at Half-Staff on Thursday, December 7, 2023 in		\$70.84				\$70.84	Repair	Exterior	No	BSD In-House Service/Repair
ASSESS AND REPAIR FRONT ENTRY		\$11.62				\$11.62	Repair	1	No	JOC
Move furniture and plants in Lobby due to construction		\$165.18				\$165.18	Repair	1	No	BSD In-House Service/Repair
Check exterior lights		\$283.36				\$283.36	Repair	Exterior	No	BSD In-House Service/Repair
Review operation of generator fail to		\$113.67				\$113.67	Repair	Building-Wide	No	BSD In-House Service/Repair
Repair sheetrock/tile behind sink and		\$4,057.53				\$4,057.53	Repair	?	No	BSD In-House Service/Repair
Demo multiple conduits and trace		\$60.54				\$60.54	Repair	Building-Wide	No	BSD In-House Service/Repair
Exterior lighting NOT working (SEE NOTES)		\$176.68				\$176.68	Repair	Exterior	No	BSD In-House Service/Repair
Review building operations - December		\$442.75				\$442.75	Repair	Building-Wide	No	BSD In-House Service/Repair
Water plants in Lobby per Brian		\$230.23				\$230.23	Repair	1	No	BSD In-House Service/Repair
Vacuum elevator door tracks on all		\$88.55				\$88.55	Repair	Building-Wide	No	BSD In-House Service/Repair
Broken door stop @ Central Plant entrance		\$60.36				\$60.36	Repair	11	No	BSD In-House Service/Repair
2nd floor-North hallway glass door needs door stop - hits wall		\$260.40				\$260.40	Repair	2	No	BSD In-House Service/Repair
Clean and set up Office 614		\$725.43				\$725.43	Repair	6	No	BSD In-House Service/Repair
PO - Generator Fail To Start found		\$2,438.52				\$2,438.52	Repair	Building-Wide	No	LJ Power
Lobby lights review several burned out		\$0.00				\$0.00	Repair	1	No	BSD In-House Service/Repair
Stemmons light out in lobby		\$923.76				\$923.76	Repair	1	No	BSD In-House Service/Repair
Glass Doctor Invoice Underpayment		\$309.46				\$309.46	Repair	7	No	Glass Doctor
Lights out in Men's RR on 11th floor		\$53.13				\$53.13	Repair	11	No	BSD In-House Service/Repair
2nd floor - Janitors closet - Sink valve is		\$77.24				\$77.24	Repair	2	No	BSD In-House Service/Repair
DPD will hold its annual Police Memorial		\$17.71				\$17.71	Repair	Building-Wide	No	BSD In-House Service/Repair
Pick-up crowd control stanchions and		\$230.23				\$230.23	Repair	1	No	BSD In-House Service/Repair
Air compressor in Central Plant NOT		\$216.97				\$216.97	Repair	Building-Wide	No	BSD In-House Service/Repair
Clogged sink in Women's RR on 5th floor		\$125.51				\$125.51	Repair	5	No	BSD In-House Service/Repair
Clogged toilet in Men's RR on 1st floor.		\$57.93				\$57.93	Repair	1	No	BSD In-House Service/Repair
4th floor Men's RR - clogged urinal		\$1,137.91				\$1,137.91	Repair	4	No	BSD In-House Service/Repair
Men's & Women's RR's on 5th floor - missing door closers		\$106.26				\$106.26	Repair	5	No	BSD In-House Service/Repair
2nd floor has partial power outage for 8		\$17.71				\$17.71	Repair	2	No	BSD In-House Service/Repair
Clogged urinal in Men's RR on 2nd floor		\$88.55				\$88.55	Repair	2	No	BSD In-House Service/Repair
Sewer backing up from floor drain in		\$1,130.77				\$1,130.77	Repair	Building-Wide	No	BSD In-House Service/Repair
Review building operations - March		\$672.98				\$672.98	Repair	Building-Wide	No	BSD In-House Service/Repair

Table 3: Stemmons Budget Summary

Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)					Total Funding	Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined					
Project review 4th floor - HVAC/ Plumb./		\$2,125.20				\$2,125.20	Repair	4	No	BSD In-House Service/Repair
NO WATER in urinal on 5th floor Men's		\$17.71				\$17.71	Repair	5	No	BSD In-House Service/Repair
Clogged urinal on 4th floor		\$452.24				\$452.24	Repair	4	No	BSD In-House Service/Repair
Replace flag Flagpole US Flag		\$0.00				\$0.00	Repair	Exterior	No	BSD In-House Service/Repair
Replace USA flag, it is torn and stuck in		\$35.42				\$35.42	Repair	Exterior	No	BSD In-House Service/Repair
Make out of order signs for floors 7- 11		\$212.52				\$212.52	Repair	7,8,9,10,11	No	BSD In-House Service/Repair
Elevator #3 stuck on 6th floor with doors		\$123.97				\$123.97	Repair	3	No	BSD In-House Service/Repair
Water leak in Men's RR on 1st floor -		\$53.13				\$53.13	Repair	1	No	BSD In-House Service/Repair
Review building operations - January		\$531.30				\$531.30	Repair	Building-Wide	No	BSD In-House Service/Repair
Water plants in Lobby per Brian		\$177.10				\$177.10	Repair	1	No	BSD In-House Service/Repair
7800 Stemmons - Central Plant Air		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
it's been too cold in the building for		\$189.26				\$189.26	Repair	Building-Wide	No	BSD In-House Service/Repair
5th floor. No/inadequate heat. Too cold.		\$7.75				\$7.75	Repair	5	No	BSD In-House Service/Repair
Clogged toilet in Men's RR on 6th floor		\$126.32				\$126.32	Repair	6	No	BSD In-House Service/Repair
Clogged toilets in Men's RR on 1st floor		\$38.62				\$38.62	Repair	1	No	BSD In-House Service/Repair
Clogged toilet in Men's RR on 3rd floor		\$35.42				\$35.42	Repair	3	No	BSD In-House Service/Repair
Remove curtains behind security desk on 1st floor		\$35.42				\$35.42	Repair	1	No	BSD In-House Service/Repair
Office #735 is reporting too cold.		\$53.13				\$53.13	Repair	7	No	BSD In-House Service/Repair
Turn on heat strips on 2nd floor		\$265.65				\$265.65	Repair	2	No	BSD In-House Service/Repair
Remove plants and furniture from Lobby		\$177.10				\$177.10	Repair	1	No	BSD In-House Service/Repair
Too cold. No/inadequate AC		\$43.62				\$43.62	Repair	Building-Wide	No	BSD In-House Service/Repair
Mount handicap rail in Women's RR on		\$35.42				\$35.42	Repair	1	No	BSD In-House Service/Repair
Janitorial Contracts - PMI 7800		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
2nd floor 7800 Stemmons too cold		\$83.81				\$83.81	Repair	2	No	BSD In-House Service/Repair
No Power 2nd floor NW corner		\$17.71				\$17.71	Repair	2	No	BSD In-House Service/Repair
There is a flickering light in room 210 at		\$0.00				\$0.00	Repair	2	No	BSD In-House Service/Repair
please check water heater on 3th floor		\$3,881.38				\$3,881.38	Repair	3	No	BSD In-House Service/Repair
Suite 735 T-Stat keeps blowing air in		\$35.42				\$35.42	Repair	7	No	BSD In-House Service/Repair
Annual Pest Control Service		\$0.00				\$0.00	Repair	Building-Wide	No	Shamrock
Connect faucet & sink in NW offices on		\$280.00				\$280.00	Repair	1	No	BSD In-House Service/Repair
Replace sewage pump in SE breakroom		\$873.69				\$873.69	Repair	Building-Wide	No	BSD In-House Service/Repair
Install flush sensors on both urinals in		\$819.22				\$819.22	Repair	5	No	BSD In-House Service/Repair
2 faucets not working in Women's RR on		\$1,403.08				\$1,403.08	Repair	5	No	BSD In-House Service/Repair
Project review 3rd floor - HVAC/ Plumb./		\$1,452.22				\$1,452.22	Repair	3	No	BSD In-House Service/Repair
Door locked to office # on 2nd floor		\$35.42				\$35.42	Repair	2	No	BSD In-House Service/Repair
Protection panel is falling in Elev. #3		\$35.42				\$35.42	Repair	Building-Wide	No	BSD In-House Service/Repair
5th Floor Office 5. Too hot.		\$77.50				\$77.50	Repair	5	No	BSD In-House Service/Repair
Insta-hot not working in SE breakroom		\$834.66				\$834.66	Repair	?	No	BSD In-House Service/Repair
Sewage pump not working in SW		\$919.71				\$919.71	Repair	Building-Wide	No	BSD In-House Service/Repair
Barely warm water from insta-hot in SW		\$794.30				\$794.30	Repair	?	No	BSD In-House Service/Repair
Update Fire Alarm plan for floors 1 - 5		\$956.34				\$956.34	Repair	1,2,3,4,5	No	BSD In-House Service/Repair
Review building operations - February		\$513.59				\$513.59	Repair	Building-Wide	No	BSD In-House Service/Repair
Water leak in 1st floor IDF room		\$874.20				\$874.20	Repair	1	No	BSD In-House Service/Repair
Provide access for RNDI for entrance		\$637.56				\$637.56	Repair	Exterior	No	BSD In-House Service/Repair
Lights out in Men's and Women's RR on		\$151.56				\$151.56	Repair	?	No	BSD In-House Service/Repair
Light NOT working in 1st floor IDF back		\$282.52				\$282.52	Repair	1	No	BSD In-House Service/Repair
Fire exiting. needs to be mounted by SW		\$35.42				\$35.42	Repair	?	No	BSD In-House Service/Repair
Water leak on 1st floor Jan. closet -		\$505.37				\$505.37	Repair	1	No	BSD In-House Service/Repair
Clogged urinal in Men's RR on 2nd floor		\$53.13				\$53.13	Repair	2	No	BSD In-House Service/Repair
Gate on north side not closing		\$720.64				\$720.64	Repair	Garage	No	BSD In-House Service/Repair
Create Fire Alarm floor plans for floors 6		\$708.40				\$708.40	Repair	6	No	BSD In-House Service/Repair
Review building operations - May		\$35.42				\$35.42	Repair	Building-Wide	No	BSD In-House Service/Repair
Monthly Fire Extinguisher checks		\$0.00				\$0.00	Repair	Building-Wide	No	BSD In-House Service/Repair
Project review 8th floor - HVAC/ Plumb./		\$0.00				\$0.00	Repair	8	No	BSD In-House Service/Repair
Rear entry handicap doors NOT closing properly		\$123.97				\$123.97	Repair	1	No	BSD In-House Service/Repair
Office #735 is reporting too warm.		\$106.26				\$106.26	Repair	7	No	BSD In-House Service/Repair
Loud air noise from thermostat on North		\$35.42				\$35.42	Repair	?	No	BSD In-House Service/Repair
4 power outlets are not working on the		\$113.67				\$113.67	Repair	?	No	BSD In-House Service/Repair
Label all columns on floors 1 -5.		\$1,132.51				\$1,132.51	Repair	1,2,3,4,5	No	BSD In-House Service/Repair
Water leak from 3rd sink in Women's RR		\$499.86				\$499.86	Repair	3	No	BSD In-House Service/Repair

Table 3: Stemmons Budget Summary

Expense (include as much detail and specificity as possible)	Funding Source(s) and Amount(s)						Category	Floor	Required for CO	Vendor
	General Fund	ARPA	Development Services Expenses	Bond Funds	To Be Determined	Total Funding				
Cannot open 2nd floor Janitors closet		\$35.42				\$35.42	Repair	2	No	BSD In-House Service/Repair
Window water leak on 5th floor by SE corner.		\$35.42				\$35.42	Repair	5	No	BSD In-House Service/Repair
Put up signage while building parking is		\$336.49				\$336.49	Repair	Garage	No	BSD In-House Service/Repair
7800 Stemmons - 11th Floor Asbestos		\$0.00				\$0.00	Repair	11	No	BSD In-House Service/Repair
Escort & assist contractor (K&M		\$35.42				\$35.42	Repair	Building-Wide	No	BSD In-House Service/Repair
2nd floor - SW breakroom sink is NOT		\$258.63				\$258.63	Repair	2	No	BSD In-House Service/Repair
All toilets clogged in Men's & Women's		\$355.69				\$355.69	Repair	Building-Wide	No	BSD In-House Service/Repair
Remove garbage disposal in NW		\$579.30				\$579.30	Repair	?	No	BSD In-House Service/Repair
NO HOT water from insta-hot in NW		\$35.42				\$35.42	Repair	?	No	BSD In-House Service/Repair
Roof Assessment		\$0.00				\$0.00	Repair	Roof	No	Castro
Water leak from toilet on 1st floor Men's		\$70.84				\$70.84	Repair	1	No	BSD In-House Service/Repair
Water leaking on toilet in Men's RR on		\$1,151.13				\$1,151.13	Repair	?	No	BSD In-House Service/Repair
Lights out in Pump Room		\$53.13				\$53.13	Repair	11	No	BSD In-House Service/Repair
Circuits for Fire Alarm Panels		\$1,187.63				\$1,187.63	Repair	Building-Wide	No	BSD In-House Service/Repair
Escort roofing contractor to		\$123.97				\$123.97	Repair	Roof	No	BSD In-House Service/Repair
Texas flag is upside down!		\$53.13				\$53.13	Repair	Exterior	No	BSD In-House Service/Repair
Lights out on 10th floor elevator lobby area		\$35.42				\$35.42	Repair	10	No	BSD In-House Service/Repair
Lights out on 11th floor elevator lobby area and hallway		\$53.13				\$53.13	Repair	11	No	BSD In-House Service/Repair
Wall repair needed on 1st floor Janitors		\$90.08				\$90.08	Repair	1	No	BSD In-House Service/Repair
Fire Sprinkler Inspection (Total Fire		\$1,749.19				\$1,749.19	Repair	Building-Wide	No	Total Fire, Inc
Generator service call generator fail to		\$464.56				\$464.56	Repair	Building-Wide	No	LJ Power
Pinnacle #30508 7800 Stemmons 5th Floor MDF/IDF Patch Cables				\$616.32		\$616.32	Information Technology			
Invoice # 91074143 - Furniture for 3rd floor				\$1,642.50		\$1,642.50	Furniture			
Invoice # 91086226 - Furniture for 4th floor				\$1,687.50		\$1,687.50	Furniture			
Invoice # TJ13005 - Environmental Review				\$1,875.00		\$1,875.00	Environmental			
Invoice # 1800000205 - Reconfiguration Cost				\$2,350.00		\$2,350.00	Renovation			
Pinnacle #30508 7800 Stemmons Fiber Termination MOPE				\$2,539.45		\$2,539.45	Information Technology			
34348 7800 Stemmons Call center network cabling				\$6,201.94		\$6,201.94	Information Technology			
Pinnacle # 30508 - Network Cabling - 7800 Stemmons WiFi Installation 5th floor				\$9,660.00		\$9,660.00	Information Technology			
Pinnacle 30508RFQ - 7800 Stemmons Building Project - Patch				\$19,201.62		\$19,201.62	Information Technology			
Dedicated Ethernet (ADE) 10G Circuit from 7800 Stemmons to 1500 Marilla City Hall. Installed Nov 2022				\$20,400.00		\$20,400.00	Information Technology			
Pinnacle 30508- 7800 Stemmons 5th Floor Patching Desks & Work Stations				\$43,988.17		\$43,988.17	Information Technology			
Pinnacle 30508 Shelby cable 2nd floor at 7800 Stemmons				\$46,114.47		\$46,114.47	Information Technology			
Pinnacle # 30508 - 4th Floor Cabling Work - 7800 Stemmons				\$47,410.05		\$47,410.05	Information Technology			
Pinnacle Ticket No. 30508 - 7800 Stemmons 1st and 2nd Floors networking accessories				\$52,523.20		\$52,523.20	Information Technology			
Pinnacle 30508 Cabling 1st Stemmons Bldg 7800 Stemmons Fwy Contacts: Joseph Mwenje - 469-934-6464				\$66,720.46		\$66,720.46	Information Technology			
Amend network managed services agreement to accept the cSOW and to spend existing option catalog services for the installation of network equipment at 7800 Stemmons site.				\$78,560.00		\$78,560.00	Information Technology			
Bond Program Staff reimbursement(FY 22 &FY 24) and Remaining balance				\$91,490.79		\$91,490.79	Overhead			
		\$1,287,538.49	\$6,468,730.67	\$22,856,570.42	\$1,975,913.53	\$2,015,000.00	\$34,603,753.11			

Stemmons Project

Timeline

Date	Action	Dept.	Responsible Party
June 2022	<ul style="list-style-type: none"> City of Dallas identified 7800 N Stemmons to serve as the new Development Service permit center. BCM conduct building surface level assessment - \$6.75M Needed in MEP BSD Assessment – Add \$2.8M Needed 	DEV BCM BSD	A. Espinoza J. Nicewander J. Johnson
July 2022	<ul style="list-style-type: none"> Internal assessments by Office of Bond and Construction Management and Building Services identified \$9.7M in long term capital needs improvements. Property Condition Assessment by JLL – Immediate need \$1.2M and \$1.6M over 1-12 years 	BCM BSD PBW	J. Nicewander J. Johnson A. Hatefi
August 10, 2022	<ul style="list-style-type: none"> City Council Approves acquisition by Resolution No. 22-1139, amount authorized \$14.2M Phase I Environmental Site Assessment was completed, and asbestos was found on floors 1 and 8, remediation was completed by October 29, 2022 	PBW OEQ	A. Hatefi C. Evans
<i>Missed Opportunity</i>	<i>Transfer Certificate of Occupancy from previous owner, re-inspect All life safety system, and develop a maintenance plan</i>	DEV, BCM, BSD	A. Espinoza, J. Nicewander, J. Johnson
September 2022	<ul style="list-style-type: none"> Stemmons Final Closing Statement (Republic Title of Texas) – Total \$14.2M, City takes ownership of building – Sept. 23 Began onsite MEP/Fire alarm (FA)/Fire sprinkler (FS) high level visual surveys of equipment and systems (verification of original plans and documentation of existing conditions) All systems were functioning properly at this time Began design of guide set of plans for core electrical upgrades. This was needed for the increased staff load and equipment that DEV was going to assign to this building 	PBW BCM, BSD BCM BCM, DEV	A. Hatefi J. Nicewander / J. Johnson J. Nicewander Based on observations at the time, no formal report was implemented or issued. J. Nicewander A. Espinoza

Stemmons Project

Timeline

	(100 to 120 people per floor rather than the existing capacity of 2 approx.. 75 per floor)	BCM, DEV	J. Nicewander A. Espinoza
	<ul style="list-style-type: none"> Began working with DEV staff on floor plan and furniture layouts for floors 1,2,5,8 and 9 (based on framed offices and cubicle workspaces) 		
November 9, 2022	<ul style="list-style-type: none"> BCM tasked with leading renovations through a job order contracting services contract approved by City Council by Resolution No. 22-1676 	BCM	J. Nicewander
December 2022	<ul style="list-style-type: none"> BCM issues notice to proceed with renovations to prioritize Development Services as floors became vacant (\$5M budget) Floors 1 and 8 were vacated; permits (2212071052) were issued and demolition and finish out began on vacant floors 1, 2, 8, and 9 	BCM BCM	J. Nicewander J. Nicewander
January 2023	<ul style="list-style-type: none"> Renovation, finish out, and rebuild of floors 1, 2, 5, 8 and 9 in process 	BCM	J. Nicewander
February 2023	<ul style="list-style-type: none"> 45% vacancy, renovation continues as floors become available Floor plan and furniture layouts were changed from framed offices and cubicles to the "VARI" open concept furniture and partition wall system. This then required a necessary redesign for the floor electrical, data, FA and FS systems FA and FS systems were put on hold to be redone under a separate contract after building renovations were complete and as funding became available 	BCM BCM DEV BCM DEV	J. Nicewander J. Nicewander A. Espinoza J. Nicewander A. Espinoza
March 2023	<ul style="list-style-type: none"> Based upon vacated floors, Development Services teams were programmed to occupy floors 1, 2, 5, 8 and 9 Performance of 2 of the 3 functional and in-service elevators declined significantly 	BCM DEV BCM	J. Nicewander A. Espinoza J. Nicewander
April 2023	<ul style="list-style-type: none"> DFR received a complaint – Repair second phone line required for monitoring 	DFR BCM	D. Artis J. Nicewander
April 5, 2023	<ul style="list-style-type: none"> Floor 1 Demo Inspected/green tagged (2212071067) 	BCM DEV	J. Nicewander A. Espinoza

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	<ul style="list-style-type: none"> Floor 2 Demo Inspected/green tagged (2212071068) Floor 8 Demo Inspected/green tagged (2212071069) Floor 9 Demo Inspected/green tagged (2212071070) 	<p>BCM DEV</p> <p>BCM DEV</p> <p>BCM DEV</p>	<p>J. Nicewander A. Espinoza</p> <p>J. Nicewander A. Espinoza</p> <p>J. Nicewander A. Espinoza</p>
May 2023	<ul style="list-style-type: none"> Ongoing discussions to relocate Development Services teams on floors 1-5 for ease of customers (Development Services to be located on sequential floors) 	<p>BCM DEV</p>	<p>J. Nicewander A. Espinoza</p>
June 2023	<ul style="list-style-type: none"> BCM received three proposals for the elevator modernization and a funding plan was put into action Floors 3 and 4 were vacated by all tenants. Demo contract was issued for interior demo of the floors, leaving the exterior offices Contract issued for renovation/finish out/rebuild of floor 3 Contract issued to upgrade the electrical on the floors 	<p>BCM DEV</p> <p>BCM DEV</p> <p>BCM</p> <p>DEV</p>	<p>J. Nicewander A. Espinoza</p> <p>J. Nicewander A. Espinoza</p> <p>J. Nicewander</p> <p>A. Espinoza</p>
June 16, 2023	<ul style="list-style-type: none"> Electrical Remodel floors 1,2,7 and 8 (2304213032) 	<p>BCM DEV</p>	<p>J. Nicewander A. Espinoza</p>
June 29, 2023	<ul style="list-style-type: none"> Interior Remodel floor 2 (2303311115) 	<p>DEV BCM</p>	<p>A. Espinoza J. Nicewander</p>
July 2023	<ul style="list-style-type: none"> All remaining tenants vacated the building, except Tricon Group, Suite 725 DFR complaint from April 2023 was fixed per PM 	<p>N/A</p> <p>BCM</p>	<p></p> <p>J. Nicewander</p>
August 2023	<ul style="list-style-type: none"> Funding request was submitted for elevator modernization 	<p>BCM</p>	<p>J. Nicewander</p>

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August 11, 2023	<ul style="list-style-type: none"> Electrical Remodel floor 1 (2304173027) Green tagged /rough not final 	DEV BCM	A. Espinoza J. Nicewander
September 1, 2023	<ul style="list-style-type: none"> Electrical remodel floor 1 (2309012003) Green tagged /Final 	DEV BCM	A. Espinoza J. Nicewander
September 8, 2023	<ul style="list-style-type: none"> Access Control Permit Floor DSD 1 Issued /Expired no contractor inspections requested within 180 days 	MSH BCM	D. Pughes J. Nicewander
September 12, 2023	<ul style="list-style-type: none"> BCM issued job order to K & M for elevators 2 and 4 	BCM	J. Nicewander
September 15, 2023	<ul style="list-style-type: none"> Interior Remodel floor 1 (2309122005) Green Tag Pending final 	DEV BCM	A. Espinoza J. Nicewander
October 10, 2023	<ul style="list-style-type: none"> Electrical Remodel floors 3 and 4(2305053017) Green tagged /Final 	DEV BCM	A. Espinoza J. Nicewander
October 12, 2023	<ul style="list-style-type: none"> Electrical Remodel floor 9 (2305053017) Green tagged /Final 	DEV BCM	A. Espinoza J. Nicewander
December 2023	<ul style="list-style-type: none"> Approximately 40 DEV staff members move-in on floor 5 - Dec. 18 Temporary Certificate of Occupancy issued by Development Services - Dec. 19 	DEV DEV	A. Espinoza A. Espinoza
December 19, 2023	<ul style="list-style-type: none"> Floor 5 TCO final 	DEV	A. Espinoza
December 22, 2023	<ul style="list-style-type: none"> Floor 2 Remodel (2306151060) Green Tagged/ Final 	DEV	A. Espinoza
January 5, 2024	<ul style="list-style-type: none"> Floor 1 Fire Alarm Green Tagged/ Final 		

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January 16, 2024	<ul style="list-style-type: none"> 20-25 DEV staff members on the floor 2 (no C.O) 	DEV	A. Espinoza
February 2024	<ul style="list-style-type: none"> Dallas Fire Inspection – Initial Annual Inspection; 35 violations, from fire lane stripping to fire alarm monitoring - February 7. BCM in collaboration with multiple departments begins addressing violations. Received complaint from Inspector General regarding facility condition - February 27 Received complaint regarding health and safety from USW member – February 29 Certificate of Occupancy (2402291075) application submitted for the entire building /February 29 	DFR BCM DEV DFR BSD MSH DFR BCM BSD BCM DEV BCM DEV	D. Artis J. Nicewander A. Espinoza D. Artis J. Johnson D. Pughes D. Artis J. Nicewander J. Johnson J. Nicewander A. Espinoza J. Nicewander A. Espinoza
March 2024	<ul style="list-style-type: none"> 4 DEV staff members on floor 3 (no C.O) – March 4 TCO’s submitted for floor 1; March 4 - March 6 BCM staff meet with DEV employees currently housed at Stemmons and provide project update, project schedule, and address complaints - March 15 TCO’s submitted for common spaces - March 21 Email sent to DEV staff reminding not to access unauthorized floors – March 27 	DEV BCM DEV BCM DEV BCM BCM	A. Espinoza J. Nicewander A. Espinoza J. Nicewander A. Espinoza J. Nicewander A. Espinoza

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April 2024	<ul style="list-style-type: none"> • Dallas Fire Re-Inspection, an additional 4 violations on fire alarm monitoring; Fire Watch initiated – April 3 • Development Services team directed to transition back to OCMC until final improvements completed – April 9 • Multi-departmental floor-by-floor walk through evaluation completed to determine future occupancy, building, and finish out needs – April 12 • BCM leads inspections on all building systems 	<p>DFR</p> <p>DEV</p> <p>BCM DEV ITS MSH BSD DFR</p> <p>BCM</p>	<p>D. Artis</p> <p>A. Espinoza</p> <p>J. Nicewander A. Espinoza B. Gardner D. Pughes J. Johnson D. Artis</p> <p>J. Nicewander</p>
April 18, 2024	<ul style="list-style-type: none"> • Floor 3 Electrical Remodel Green tagged /Rough not final 	<p>DEV BCM</p>	<p>A. Espinoza J. Nicewander</p>
May 2024	<ul style="list-style-type: none"> • BCM briefing Ad Hoc Committee on General Investigating and Ethics - May 2 • BCM develops project timeline and new project schedule 	<p>BCM</p> <p>BCM</p>	<p>J. Nicewander</p> <p>J. Nicewander</p>
May 7, 2024	<ul style="list-style-type: none"> • Replace fire pump controller, replace existing 371 fire sprinkler heads, replace 2 OSTY control valves on pump, replace 371 sprinkler escutcheons with heads. Inspections are scheduled for July 2024 	<p>BCM BSD</p>	<p>J. Nicewander J. Johnson</p>