

FINAL

Property Condition Assessment Report

Dallas City Hall Building and Parking Garage



City of Dallas

AECOM

City of Dallas

Dallas, Texas

Findings and Recommendations Report

February 20, 2026



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The contents of this report were developed based on communications with the City of Dallas, review of available documentation, and assessments performed in the field during the dates of site visitation. The evaluation was conducted as a coordinated effort by AECOM and members of the assessment team and their respective companies, each performing discipline-specific assessments within their areas of expertise. Findings and recommendations reflect the professional judgment of the assessment team based on the information reasonably available at the time of inspection.

The walk-through survey of the facility consisted of non-intrusive observations of readily accessible spaces, components, and systems and was performed in general conformance with ASTM E2018-24 guidance for Property Condition Assessments. The assessment did not include destructive testing, invasive investigation, removal of finishes, or specialized diagnostic testing unless otherwise noted. Accordingly, the survey should not be considered technically exhaustive, and conditions concealed within walls, slabs, ceilings, or embedded systems may exist that were not observable during the site visits.

All information provided herein is intended to support planning-level capital evaluation and future investment decisions and is specific to the date and time the observations were conducted. Facility conditions may change over time as a result of ongoing use, environmental exposure, maintenance activities, or unforeseen events.

As projects are further advanced, it is strongly recommended that detailed feasibility studies, engineering analysis, code compliance review, and formal design development be undertaken to more precisely define required corrective actions, confirm regulatory requirements, refine project scope, and determine the most efficient and cost-effective implementation methodology.

Executive Summary

Dallas City Hall and its associated underground parking garage are mission-critical civic facilities originally constructed in 1977 and serve as the primary seat of municipal government for the City of Dallas (City). Together, the facilities support a wide range of governmental, administrative, public assembly, emergency response, and operational functions essential to daily City operations. Due to their age, scale, and continuous use, both facilities rely on complex building systems that require proactive maintenance and long-term capital planning to support reliability, safety, and ongoing compliance expectations.

The Facility Condition Assessment (FCA) was performed in general conformance with ASTM International E2018 and was based on non-intrusive visual observations, available documentation, and interviews with facility maintenance staff. The assessment identified several building and infrastructure systems that were functioning at the time of review but had reached or exceeded their typical service life and exhibited age-related deterioration, functional obsolescence, or performance limitations. Observations were limited to readily accessible and visible components at the time of assessment and did not include destructive investigation, system testing, or formal code compliance verification.

For the Dallas City Hall building, key capital considerations included the emergency power generation and distribution systems, major HVAC systems and controls, exterior glazing assemblies, roofing systems, and interior plumbing fixtures and restrooms. These systems demonstrated systemic aging rather than isolated failures and, in many cases, have reached or exceeded their typical service life. While selective repairs and maintenance activities have been performed over time, continued reliance on reactive or component-level repairs is unlikely to represent a long-term or cost-effective strategy. In particular, aging HVAC equipment and legacy controls infrastructure limit operational flexibility, monitoring, and energy performance, and increase ongoing maintenance demands. Collectively, these conditions elevate operational risk and underscore the need for coordinated capital renewal planning.

The underground parking garage assessment identified localized structural deterioration, drainage deficiencies, and fire protection system reliability concerns. Observed conditions included cracking and spalling of concrete elements, deterioration at expansion joints and building interface locations, and poor drainage conditions at exterior and plaza stairwells. While many structural deficiencies were isolated at the time of assessment, continued exposure to moisture and deferred repairs could result in escalation if not addressed. Recurring nuisance fire alarm activity associated with the fire suppression piping system was reported and observed to be consistent with deterioration in the distribution network and reduced system reliability.

Overall, the findings reflect facilities that remain operational but are increasingly constrained by aging infrastructure and deferred capital renewal. The identified deficiencies did not generally represent imminent failure conditions at the time of assessment; however, they present elevated risks related to reliability, life safety, operational continuity, and cost escalation if corrective actions are delayed.

While additional deficiencies were identified throughout the facility, the items summarized below reflect the most significant conditions observed based on information reasonably available at the time of the assessment.

Key considerations influencing capital planning include:

- **Parking Garage Water Intrusion:**

Water intrusion in the underground parking garage represents a significant concern based on active leakage observed at multiple locations, including expansion joints at deck and wall interfaces, with evidence of moisture migration into adjoining Dallas City Hall building spaces. The extent and persistence of observed moisture raise concerns regarding long-term durability of the parking garage structure and the need for comprehensive waterproofing and drainage remediation. A focused investigation by an independent water intrusion specialist was conducted on January 8 through 10, 2026, to further define contributing conditions and inform potential corrective actions. Localized concrete deterioration, including cracking and spalling, was observed and may require targeted structural repairs coordinated with waterproofing improvements.
- **Roofing Systems:**

The roof systems at the main Dallas City Hall building are approaching or have reached the end of their typical service life. Ongoing repairs have been required to address membrane and flashing failures, and full roof replacement represents a likely long-term solution rather than continued reactive maintenance.
- **Exterior Envelope:**

The building exterior envelope, including windows, glazing, and exterior doors, represents a significant capital consideration based on system age and observed condition. While these components have been maintained through spot repairs and limited replacements, such efforts do not address overall system performance or long-term durability.
- **Electrical Distribution:**

Electrical distribution equipment in both the Dallas City Hall building and the parking garage is aged and functionally linked to a previously planned generator and automatic transfer switch (ATS) replacement project. While design documentation for that project was completed, implementation has been paused and associated funding reprogrammed. As a result, portions of the existing electrical distribution infrastructure remain constrained by legacy equipment and configurations originally intended to be addressed through the generator replacement effort. Selective distribution upgrades will be required to support reliable emergency power integration and overall system performance as future capital planning decisions are advanced.
- **Chilled Water Distribution:**

The chilled water distribution piping system serving the building represents a potential capital concern due to system age, observed condition, and the extent of distribution throughout the facility.
- **Asbestos-Containing Materials:**

Asbestos-containing materials (ACMs) were identified throughout the Dallas City Hall building in multiple building systems, including flooring assemblies, ceiling materials, and mechanical system components. These materials are consistent with the building's original construction and age. While many ACMs appeared to be in generally stable condition at the time of assessment, their presence represents regulatory, planning, and cost consideration for future renovations, system replacements, and intrusive maintenance activities. Future capital projects will require project-specific asbestos surveys and regulated abatement where disturbance is anticipated, and associated abatement costs should be incorporated into long-term capital planning.

Facility Condition Assessment Approach and Purpose

The Facility Condition Assessment (FCA) was conducted in general conformance with ASTM International (ASTM) E2018-24 and consisted of a walk-through survey of the Dallas City Hall building and the associated underground parking garage. The assessment was based on non-intrusive visual observations of readily accessible and observable building components and systems at the time of the site visits, supplemented by a review of available documentation and interviews with facility maintenance and operations personnel.

The FCA was performed by a multidisciplinary team of qualified subject matter experts representing multiple firms. Each firm contributed discipline-specific expertise and professional judgment in its respective area of practice, consistent with the planning-level, walk-through nature of this assessment. Observations reflect conditions identified during the period of assessment and are limited to areas that could be safely and reasonably accessed without disruption to facility operations. The following table summarizes the primary areas of study included in the assessment and the firms that contributed subject matter expertise for each area.

Area of Study	Firm
Structure	Urban Structure
Water Intrusion	Bellhaven, Inc.
Architecture	AECOM Technical Services, Inc.
Mechanical, Electrical, and Plumbing	Schmidt & Stacy Consulting Engineers, Inc.
Asbestos Survey	CBRE, Inc.

Consistent with this level of assessment, the FCA did not include destructive testing, invasive investigation, material sampling, laboratory analysis, commissioning activities, system performance testing, or verification of compliance with building codes, life safety codes, or regulatory requirements. The assessment was limited to conditions that were visible and accessible at the time of observation. As a result, certain deficiencies, deterioration, or conditions may exist that were not identified due to concealed construction, limited access, operational constraints, or the non-intrusive nature of the evaluation. The absence of a reported deficiency should not be interpreted as confirmation that a system or component is free of defects or will perform as intended in the future.

The FCA included visual review and documentation of major facility elements to the extent observable and accessible, including:

- **Structural systems**, including foundations, slabs, columns, beams, load-bearing walls, and observed building-to-garage interface conditions;
- **Exterior enclosure systems**, including exterior walls, windows, glazing systems, exterior doors, and related weather-resistive elements;
- **Roofing systems**, including roof membranes, flashings, penetrations, drainage components, and rooftop appurtenances;

- **Interior architectural elements**, including interior partitions, finishes, doors, ceilings, flooring, stairs, and selected interior specialty areas;
- **Mechanical systems**, including central plant equipment, air handling units (AHUs), chilled water distribution, heating systems, and observable terminal equipment;
- **Plumbing systems**, including domestic water distribution, sanitary and vent piping, plumbing fixtures, and specialty systems where accessible;
- **Electrical systems**, including electrical service and distribution equipment, emergency power generation, automatic transfer systems, lighting systems, and selected low-voltage infrastructure;
- **Fire protection and life safety systems**, including fire alarm and fire suppression systems to the extent observable;
- **Vertical transportation systems**, including passenger and freight elevators; and
- **Parking garage systems**, including structural components, drainage elements, ventilation systems, lighting, fire protection features, and access components.

This FCA was performed to provide a planning-level understanding of the general condition of the facilities as observed at the time of the site visits. This type of assessment is intended to identify observable physical deficiencies, assess the relative age and condition of major building systems, and highlight conditions that may influence long-term facility performance if not addressed. Facility conditions represent a snapshot in time and may change as a result of continued use, environmental exposure, maintenance activities, or future repairs.

The FCA is intended to support informed decision-making related to maintenance planning, prioritization of capital improvements, and long-range asset management. Findings are suitable for screening-level evaluation and planning discussions and should not be relied upon as a substitute for detailed engineering analysis, design, or other more comprehensive evaluations that may be required for implementation.

Data and Deficiency Analysis

Following completion of the assessment activities, the assessment team reviewed and synthesized field observations, available historical information, and input obtained through discussions with facility maintenance and operations staff. Observed conditions were considered in conjunction with known system age and service history to identify and document physical deficiencies and notable conditions.

Deficiencies were evaluated based on observed condition, apparent extent, system age, and the potential implications to facility performance, consistent with the intent of this level of assessment. Recommendations were developed to address the identified conditions and reflect professional judgment regarding appropriate corrective actions based on information reasonably available at the time of the assessment.

Recommendations are intended to support planning-level decision-making and prioritization and should not be interpreted as detailed repair designs, final scopes of work, or confirmations of concealed conditions.

Facility Condition Report

Dallas City Hall Summary of Deficiencies and Recommendations

Location	1500 Marilla Street Dallas, Texas 75201
Building Purpose	Administrative
Construction Year	1977
Square Footage	771,000
Assessment Period	December 16, 2025, through January 10, 2026
Assessment Conditions	Partly sunny, 62 degrees Fahrenheit



Introduction

Dallas City Hall is located at 1500 Marilla Street in Dallas, Texas, and serves as the primary seat of municipal government for the City of Dallas (City). Originally constructed in 1977, the facility is a permanent, single-site, governmental building that houses the Mayor's Office, City Council Chambers, administrative offices, public service departments, emergency communications functions, and supporting operational spaces.

The building encompasses approximately 771,000 square feet and is characterized by its monumental cast-in-place concrete construction and distinctive civic architecture. Prominent features include a multi-story public atrium, elevated office floors, public assembly spaces, and secured administrative areas designed to accommodate both public access and governmental operations. The building includes a mix of office environments, public meeting and assembly areas, data and communications spaces, mechanical and electrical infrastructure, vertical transportation systems, and life safety components supporting continuous municipal operations.

Dallas City Hall functions as a high-use, mission-critical public facility, with extended hours of operation and systems supporting essential municipal services such as City Council proceedings, public engagement, and emergency response coordination. Due to its scale, age, and operational importance, the building relies on complex building systems that require ongoing maintenance, monitoring, and capital planning to ensure reliability, safety, and regulatory compliance.

System Overview

The following table provides a summary of major deficiencies and proposed recommendations for resolution based on completed assessments. All information delivered is intended to provide planning-level information to support future investment decisions and is specific to the date and time the observations were conducted.

Subsystem	System Overview
Structure	
Structure	<p>The Dallas City Hall building is supported by a cast-in-place reinforced concrete structural system. The substructure consists of reinforced concrete foundations, basement walls, and below-grade slabs designed to support the multi-story superstructure above. Foundation elements are believed to include spread footings and/or mat foundations. Portions of the structure interface with the adjacent below-grade parking garage and share common structural and waterproofing interfaces. The superstructure is primarily composed of cast-in-place reinforced concrete columns, beams, and floor slabs forming a rigid structural frame. Floor systems consist of reinforced concrete slabs supported by concrete beams and columns, providing gravity load support and contributing to the building's overall stiffness. Lateral load resistance is provided by a combination of reinforced concrete shear walls and frame action integrated into the building's core and perimeter structural elements. Roof structural framing consists of reinforced concrete slabs and beams supporting roofing assemblies and rooftop mechanical equipment. The roof penthouses are concrete masonry units with cast-in-place concrete floors and roofs.</p> <p>While no widespread structural failures were observed at the time of the assessment, localized cracking joint conditions and interface areas were noted that warranted continued monitoring. The age of the structure and its interfaces with the parking garage indicate an increased need for ongoing inspection and maintenance to manage long-term durability and moisture-related risks.</p>
Exterior Enclosure	
Exterior Walls	<p>The exterior wall system consists primarily of exposed cast-in-place concrete with a sandblasted and acid-etched finish. Architecturally, the building's northern façade is distinguished by a pronounced battered geometry, sloping inward at approximately 35 degrees. This form is created by successive floor plates that are cantilevered beyond the level below, resulting in a visually prominent stepped profile characteristic of the original design intent.</p> <p>Routine maintenance and localized repairs to the exterior concrete wall surfaces have been performed. At the time of the assessment, no major deficiencies associated with the exterior wall system were observed or reported. The exterior walls were generally found to be performing as intended, with conditions consistent with age and normal exposure, and no conditions were identified that would warrant immediate corrective action beyond continued routine maintenance.</p>
Exterior Windows	<p>The exterior window systems primarily consist of aluminum-framed assemblies with fixed glazing units. Glazing is generally tinted or coated, depending on façade orientation. Clerestory windows located at both the upper and lower roof levels are fixed aluminum-framed units with an apparent painted finish. Window assemblies are predominantly configured as horizontal ribbon windows along the primary eastern and western façades, intermittently interrupted by vertical bands of storefront glazing or solid concrete wall segments separating major building zones.</p>

Subsystem	System Overview
	<p>At the western elevation, the exterior storefront systems consist of tall, two-story, full-height, glazed assemblies with tinted/coated glazing and brown/bronze anodized aluminum mullions. Window systems along the northern elevation differ from other façades in that the glazing appears to be clear and does not exhibit the same tinting or reflective coating observed elsewhere on the building.</p> <p>The exterior window systems are original or of similar vintage to the building and have exceeded their typical service life. While repairs and localized component replacements have been performed over time, these measures have been corrective in nature and have not addressed the overall age-related deterioration and performance limitations of the assemblies. Based on visual observation, the existing aluminum-framed window and storefront systems are thermally inefficient by current standards and no longer provide performance consistent with contemporary energy, comfort, and envelope expectations. Given the cumulative age, ongoing maintenance needs, and system-wide inefficiency, continued spot repairs are not considered a long-term or cost-effective solution.</p>
Exterior Doors	<p>The exterior door systems at Dallas City Hall include a combination of public entrance doors, service access doors, and vehicular garage doors. The primary public entrance is located on the eastern side of the building and consists of fully glazed, aluminum, single-leaf doors. A secondary public entrance is located at the southeastern corner of the building and includes fully glazed, aluminum door assemblies incorporating motorized revolving doors. These public entrances have been reconfigured to incorporate secured vestibule spaces to support current building access control and security screening requirements.</p> <p>Service entrances throughout the facility generally consist of single- and double-leaf aluminum doors installed in metal frames and provide access for building operations, deliveries, and maintenance activities. Powered door systems are present at select locations and include automatic, sliding, glass doors; revolving doors; and overhead, metal, roll-up doors for garage service areas.</p>
Roofing	
Roof	<p>The building roof consists of three distinct areas and roofing types. Most of the upper and lower roof areas are constructed with built-up roofing, with smaller sections of modified bitumen finished with gravel and rock ballast. The barrel vault roofs are coated with a liquid elastomeric membrane. Based on facility feedback, the roof is assumed to have been installed around 1997, with localized roof patching installed more recently. Additional roofing components include area drains, flashing, equipment and antenna supports, and skylights.</p> <p>The roofing systems exhibit widespread age-related deterioration consistent with systems that have reached or exceeded their typical service life. Observed conditions include deteriorated and open flashing seams, failing base flashings at penetrations and curbs, membrane blistering, localized membrane repairs, and evidence of asphaltic material migrating toward and into roof drains. Localized repairs have not resolved systemic performance issues.</p>
Interior Construction	
Interior Walls	<p>The building's interior walls consist primarily of exposed concrete, with large areas of painted gypsum board over steel stud framing and interior storefront glazing. Level 8 functions as a mechanical penthouse, where the walls are exposed cast-in-place concrete. The six-story atrium in the main public lobby features access corridors constructed of exposed cast-in-place</p>

Subsystem	System Overview
	concrete with a sandblasted finish. Additional interior wall finishes include fabric- or laminate-covered, demountable, steel-framed partitions; glass window walls; and frosted glass.
Interior Doors	<p>The interior door systems consist primarily of painted metal door assemblies installed in metal frames and used throughout the facility for offices, corridors, service areas, and support spaces. In addition to painted metal doors, the building includes a mix of painted wood doors and aluminum-framed doors with full-height glazing at select locations, typically associated with private offices, administrative spaces, and areas requiring visual transparency.</p> <p>No major deficiencies were observed or reported at the time of the assessment.</p>
Interior Specialties	<p>Interior specialties include a variety of interior specialty elements that support administrative, public, and civic functions. These specialty elements include built-in cabinetry and storage units, modular cubicle systems, metal and laminate-finished lockers, and a combination of full-height glass and fabric-covered partition systems used to define office and work areas.</p> <p>The building also includes specialized interior assemblies associated with formal public meeting spaces, including City Council Chambers and auditorium areas. These spaces incorporate fixed architectural features such as built-in dais and millwork assemblies, integrated seating systems, acoustic wall panels, guardrails, and other custom architectural elements designed to support public assembly, acoustics, visibility, and audiovisual functions.</p>
Stairs	
Exterior Stairs	System is not present.
Interior Stairs	<p>The building has two sets of interior stairs. The main stairs at the main entrance/lobby to the second level consists of open risers and treads of polished concrete terrazzo. The second staircase of the building is in the City Council Chambers and consists of carpet treads and risers and serves levels 5 and 6.</p> <p>No major deficiencies were observed or reported at the time of the assessment.</p>
Interior Finishes	
Interior Wall Finishes	<p>The interior walls of the building consist primarily of exposed concrete. Offices typically consist of three types of wall construction: exposed concrete, painted gypsum board, and fabric-/laminate-covered partitions. Additionally, some areas had full-height, interior glass, partition walls and partial-height, glass window walls.</p> <p>No major deficiencies were observed or reported at the time of the assessment.</p>
Interior Floor Finishes	<p>The building's floor finishes consist of carpet tiles. The data center and computer rooms have raised access flooring (RAF). The restrooms typically consist of tile flooring. The kitchen spaces, breakrooms, and cafeteria have vinyl composite tile flooring. Mechanical rooms, electrical closets, and other service areas have exposed concrete floors, while some elevator equipment rooms and an uninterruptible power supply (UPS) room have epoxy paint flooring. The main entrance lobby and secondary entrances have polished concrete terrazzo flooring. City Council Chambers and adjacent areas have carpeting. The fitness center has rubber flooring.</p> <p>Many floor finishes in tenant areas are original or significantly aged and have experienced heavy wear in high-traffic areas. Carpet flooring in level 2 primary circulation areas is heavily worn, stained, and deteriorated due to sustained high foot traffic, stains from roof leaks, and</p>

Subsystem	System Overview
	<p>water intrusion. There were signs of water damage to the 911 dispatch break room vinyl flooring surrounding the ice machine and kitchen sink.</p> <p>The RAF system in the level 3 data center areas exhibited visible deterioration, including stained/discolored panels and localized surface wear consistent with long-term use and maintenance activities. A prior third-party data center facility assessment performed by IBM Global Services in 2014 evaluated the raised access floor (RAF) system serving the data center as part of a comprehensive review of facility support infrastructure. The IBM assessment identified the RAF as a critical component supporting power distribution, cooling airflow, grounding, and equipment layout within the data center environment. While the IBM assessment reflects conditions at the time of its issuance, it provides historical context reinforcing the functional importance of the RAF system and its integration with electrical and mechanical systems, which should be considered in future data center planning and capital improvement efforts.</p>
<p>Interior Ceiling Finishes</p>	<p>The building's most common ceiling finish is the exposed concrete waffle slab of the building's structure. Some areas have suspended acoustic tiles, while other areas have painted gypsum board. The office at L1 B-South has perforated, painted metal panels.</p> <p>Localized ceiling damage and staining were observed, primarily associated with prior roof or plumbing leaks. While some leaks had been addressed, ceiling finishes had not been fully restored in all affected areas.</p>
<p>Conveying</p>	
<p>Elevators, Lifts, and Escalators</p>	<p>The building has a total of 13 elevators, consisting of 12 passenger elevators and one freight elevator. The core mechanical and control systems for the passenger elevators were upgraded in 2021; however, the cab interiors were not refreshed as part of the control modernization. The freight elevator has not undergone modernization and shows signs of aging across controls, mechanical systems, and cab finishes.</p>
<p>Plumbing</p>	
<p>Plumbing Fixtures</p>	<p>The building has public restrooms for men and women located on the eastern and western side of levels 1-7, L1, and L2. These restrooms have porcelain, stand-alone hand sinks with manual knob faucets, along with porcelain floor-mounted toilets with manual flushing mechanisms and porcelain wall-hung urinals in the men's restrooms with manual flushing mechanisms. The restrooms in Dallas City Hall offices, adjacent corridors, and public spaces have porcelain, wall-mounted sinks with automatic faucets. The building also has janitorial closets which have porcelain mop sinks and water coolers located at the end of each hall on levels 1-7, L1, and L2, as well as between office areas. Other plumbing fixtures include a washing machine in the fire department dispatch area on L1, a dishwasher located in each area of the 911 and fire dispatch kitchenettes, several ice-making machines, and stainless-steel sinks in each office area's kitchenette.</p> <p>Public and staff restrooms throughout the facility consist of original or significantly aged construction with selective repairs performed over time. Finishes, toilet partitions, countertops, lavatories, plumbing fixtures, and accessories exhibit widespread wear, deterioration, and functional obsolescence. Many components are beyond their typical service life and no longer meet current durability, efficiency, or accessibility expectations for a high-use civic facility. Restroom layouts and fixture configurations may not fully comply with current Americans with Disabilities Act (ADA)/Texas Accessibility Standards (TAS) standards. The scale and</p>

Subsystem	System Overview
	<p>consistency of deficiencies indicate systemic aging rather than isolated failures, making continued spot repairs inefficient.</p>
<p>Domestic Water Distribution</p>	<p>Combined fire/domestic water service enters the building on level L1. The main domestic backflow preventer and fire backflow preventer are located on level L1. These backflow preventers and associated isolation valves have recently been replaced (i.e., 2024 to 2025). Domestic water is routed through the building to the seventh level mechanical room. Two new, 90-gallon, storage type, 199 MBH (thousands of British thermal units per hour), natural gas, domestic water heaters were installed in 2025 and are in excellent condition. There was a 50-gallon, 12-kilowatt (kW), electric, tank type water heater that served the executive offices. It was in good condition, but age was unknown. Two water heaters serve Emergency Services (911) locker rooms, restrooms, and kitchen. The two water heaters are a 120-gallon, 12.2-kW, electric tank type and a 120-gallon, 54-kW, tank type with an additional 120-gallon storage tank. Domestic water heaters located on level 1 were observed to be installed on temporary shipping pallets rather than permanent equipment supports. In addition, hot water distribution piping lacked insulation. Building staff reported inadequate domestic water pressure serving restrooms on the upper levels.</p>
<p>Other Plumbing</p>	<p>There are two grease traps at the facility.</p> <p>The cafeteria on level 7 is served by an undersized grease trap that does not provide sufficient capacity to support the intended food service operations. The existing grease management infrastructure is inadequate for current and anticipated usage demands, resulting in functional limitations to the cafeteria space. Due to these infrastructure constraints, portions of the cafeteria cannot be fully utilized as intended.</p>
<p>Heating, Ventilation, and Air Conditioning (HVAC)</p>	
<p>Mechanical/HVAC</p>	<p>The building is provided with heating and cooling via a central plant containing chillers, pumps, cooling towers, and boilers. The central plant provides chilled water or hot water to AHUs depending on the outside air conditions. There are three groups of chillers in the building. The first group consists of three 570-ton machines located on the level 7 mechanical space. These chillers provide the bulk of the cooling for the building and have N+1 redundancy, meaning that the building's highest cooling load can be served from only two 570-ton chillers. The second group of chillers consists of two 120-ton machines located on level L1. These chillers serve as backup to cool 311, 911, and fire dispatch spaces. In the event of a power outage, these chillers are backed up by the generator emergency power system. The last group of chillers is in the western end of the L1 mechanical space; the chillers are non-operational and are abandoned in place.</p> <p>The three main chillers are in fair condition. They were built in 2004; at approximately 21 years old, they are nearing the end of their expected service life. These chillers utilize R-21 refrigerant, which is subject to U.S. Environmental Protection Agency (EPA) phaseout regulations that restrict production and availability. While the chillers were operational at the time of assessment, continued reliance on R-21 increases regulatory, maintenance, and long-term operational risk. As a result, replacement planning should be advanced sooner rather than later to align with EPA requirements and to reduce the potential for unplanned service disruptions. The main chillers should be planned for replacement within the next five years.</p> <p>The two backup chillers were in poor condition. They were built in 1988; at approximately 37 years old, they are well beyond their expected service life of 25 years.</p>

Subsystem	System Overview
	<p>Four cooling towers are installed on the roof that provide condenser water to serve the main chillers plant, backup chillers, and computer room air conditioning (CRAC) units for the server room. These cooling towers have approximately 300 tons of capacity each for a total capacity of serving 1,200 tons of cooling. The cooling towers were installed in 2004 and are in good condition. There is some calcification on the fill material and some blockage of nozzles in the hot water basins, but no major issues. The cooling towers have stainless-steel basins and fiberglass reinforced plastic side panels. No excessive leaking or corrosion was found. At 21 years old, they are beyond their expected service life of 15 to 20 years. But given their good condition, replacement can be budgeted for 5 to 10 years from now.</p> <p>The heating hot water boilers were replaced in 2024 and are in excellent condition. There are four boilers, each with an output rating of 4,845 MBH. A large quantity of hot water piping in the central plant and across the top of the building to the risers was replaced as part of the 2024 work, but the original hot water pipe risers and distribution on the levels are original.</p> <p>There are approximately 32 various air handlers and fan coil units located throughout the building. Most of these AHUs are original equipment and controls. Some of the large built-up AHUs on level 7 have had chilled water coils and fan replaced. The AHUs, which have had their fans and coils replaced, are AHU-A1, B1, C1, C2, D1, D2, E1, E4, and F1. These air handlers are generally in good condition after the fan and coil replacements, but work needs to be done to fine tune the control of these units. Much of the chilled water piping located on levels 7 and 8 was replaced as part of the coil replacements.</p> <p>Some of the packaged chilled water AHUs have been recently replaced and are in excellent condition. These AHUs include AHU-A2, B3, C3, and D3. The remainder of the chilled water AHUs and chilled water piping are original and in poor condition. The AHUs are long overdue for replacement. Chilled water piping outside of the central plant that was not recently replaced is due for replacement now. The City had an ultrasonic survey done of the heating hot water piping and chilled water piping system. The report documents significant corrosion/erosion of the piping systems with significant loss of pipe wall thickness.</p> <p>Liebert (CRAC) units serving the data center are provided with condenser water from the roof-mounted cooling towers and were generally in good condition at the time of assessment. A prior third-party data center facility assessment performed by IBM Global Services in 2014 identified the data center cooling systems as operationally dependent on central condenser water infrastructure and emphasized the importance of cooling system reliability to support mission-critical City operations. While reflective of conditions at the time of issuance, the IBM assessment provides historical context reinforcing the need for coordinated long-term planning of data center cooling and supporting mechanical infrastructure.</p> <p>The perimeter of the building, on every level and along the main north- and south-facing windows, is provided with fin-tube radiators for perimeter heating purposes. Pre-conditioned outside air is also introduced at these radiators. The fin-tube radiators are controlled by original pneumatic control devices that require manual adjustment and offer limited operational flexibility; many of these controls are no longer functional or do not respond consistently. As a result, effective temperature regulation along the perimeter is constrained and operational performance is variable. These radiators, along with the associated hot water piping, are original and are due for replacement.</p>

Subsystem	System Overview
	<p>Overall, the temperature control, cooling, and heating comfort of the building are poor. The original design of the building does not lend itself to providing good zoning or temperature control of the various spaces. A complete re-design of the duct distribution systems in the office spaces is required.</p>
Fire Protection	
Fire Alarm	<p>The building has a fire alarm system, installed in 2017 and 2020, which consists of alarm and signaling devices such as annunciators, strobes, horn/strobe combinations, pull stations, detectors, including devices for the Halon System, standard devices. Specialized detection strategies, beam detection on upper levels, have been appropriately implemented to address architectural conditions such as high ceilings and ceiling pockets. The fire alarm system control equipment includes a fire alarm control panel along with other equipment such as transponder and relay panels. The system currently appears to be well-maintained, code-compliant, and operational, with annual testing and inspections in place.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>
Fire Protection/Suppression	<p>Fire suppression systems within the Dallas City Hall building vary by floor and space type. Floors 1 through 6 are not provided with automatic sprinkler systems and rely on standpipe systems and portable fire extinguishers for fire suppression, consistent with the building's original design and construction era. Automatic sprinkler coverage is limited to select areas, including the parking garage levels and specific specialty spaces where provided.</p> <p>The building also contains five clean agent fire suppression systems serving critical rooms and functions. Four of these systems were at or beyond their typical expected service life at the time of assessment. Several systems were installed as part of earlier building modernization efforts and utilize clean agent technologies that are now considered obsolete, environmentally regulated, or increasingly difficult to service due to limited parts availability and declining manufacturer support. The Halon system serving the data center in the 3B South server room was not operational at the time of assessment, two additional Halon systems serving the Radio Room and Traffic Control Room were beyond their expected service life, and the Inergen system serving the former battery storage and UPS room was not operational.</p>
Electrical	
Electrical Distribution	<p>Power is provided to the building via 18 substations, located in various places throughout the building. The step-down transformers from Utility Voltage of 13.2 kilovolts to building voltage of 277/480 volts, three-phase, occur in electrical rooms in the building rather than a dedicated utility vault(s) which is more typical downtown. Seven are located in the level 8 shared mechanical/electrical space; four are located on the level 7 shared mechanical/electrical space. Two are on level L1 of the parking garage, and five are located on level L2 of the parking garage. Electrical power is further stepped down to 120/208 volts, three-phase, at electrical rooms for plug load and other miscellaneous power.</p> <p>Oil filled transformers range in size from 500 kilovolt-ampere (kVA) to 1,000 kVA. Inspections of these transformers, including infrared scans of terminations and testing of oil, were conducted in 2025, and necessary repairs are currently underway.</p> <p>The main switchgear at each of the 18 substations as well as most of the subpanels are Federal Pacific equipment. Federal Pacific is no longer in production due to faulty design; replacement parts are not readily available, and the switchgear and panels are beyond their</p>

Subsystem	System Overview
	<p>expected service life. At this point, none of the primary switchgear has been replaced, and only a few subpanels have been replaced.</p> <p>The switchgear and automatic transfer switches (ATSs), for the emergency power distribution, have been recently replaced. The building is provided with five diesel emergency generators and two UPS systems. The capacities and installation dates (i.e., age) of the generators are listed below in the format of Tag: Capacity, installation date (i.e., age), condition:</p> <p>W: 750-kW, installed in 1990; approximately 36 years old, fair condition;</p> <p>V: 400-kW, installed in 1993, approximately 33 years old, fair condition;</p> <p>Z: 600-kW, installed in 1982, approximately 43 years old, currently inoperable due to coolant leak, poor condition;</p> <p>X: 400-kW, installed in 1974, approximately 51 years old, inoperable due to unknown reasons, poor condition; and</p> <p>Y: 400-kW, installed in 1974, approximately 51 years old, inoperable, cracked engine head, bent valves, poor condition.</p> <p>Schmidt & Stacy Consulting Engineers, Inc.'s electrical recommendations for the electrical system includes the replacement of all Federal Pacific switchgear and electrical equipment in the building. Much of the electrical switchgear, panelboards, and three of the five generators may be 40 years old or older and beyond their service life expectancy. Over time, electrical materials in electrical equipment can degrade, making the equipment more difficult to operate and maintain while also creating safety hazards resulting from equipment that may not function properly or may be more susceptible to failure.</p>
Lighting	<p>Interior lighting consists of a variety of fixture and lamp types. Some of the office spaces and areas that have undergone renovations have light-emitting diode (LED) fixtures. Many fixtures have had their original fluorescent lamps replaced with LED lamps. Most of the fixtures have fluorescent lamps. Engineering staff report that, as lamps burn out, they are replaced with LED lamps.</p> <p>Interior lighting systems throughout the building consist largely of older, inefficient fixture types. Newer LED lighting can offer much higher efficiency and much better and consistent quality of light for occupants.</p> <p>Lighting controls appear to be mainly manual and were likely installed prior to more current International Energy Conservation Code requirements. Similar to the lighting fixtures, a full upgrade of lighting control systems offers the opportunity for increased efficiency and quality of light for the occupants.</p>
Communications & Security	<p>The building has a communications system that consists of telephones, local area network, data points, Wi-Fi, and public address system equipment. The public address capability was observed to be very limited and not configured as a true public address or mass notification system. Audible communication in the facility is largely restricted to fire alarm-related annunciation only, with no dedicated system for general announcements or non-fire emergency communications.</p> <p>The building has a security system that consists of cameras (interior and exterior), keycard access, and security control panels. The security systems are partially modernized and functional but overall lag current best practices for a large, high-occupancy civic facility. While keycard access has been largely consolidated onto a single system and remains generally</p>

Subsystem	System Overview
	<p>effective, other components, particularly video surveillance and the security control pane, rage gaps.</p> <p>The Wi-Fi system underwent an upgrade that was completed in 2021. The facility utilizes a centrally switched, City-managed wireless architecture employing Cisco Catalyst infrastructure with Wi-Fi 6 capability. Wireless access points are distributed throughout Dallas City Hall to support broad coverage; for the most part, users experience reliable connectivity and performance. However, localized coverage and performance gaps remain.</p>
<p>Other Electrical Systems</p>	<p>The emergency power generation system is functionally linked to a previously planned generator and automatic transfer switch (ATS) replacement project. While design documentation for that project was completed, implementation has been paused and associated funding reprogrammed. As a result, the existing emergency power infrastructure remains in service and reflects legacy system configurations.</p> <p>The emergency power generation system includes diesel generators, paralleling switchgear, ATSS, fuel oil distribution, controls, and supporting spaces. These systems are aged and functionally obsolete relative to current performance expectations and contemporary life safety and electrical standards. While the system was operational at the time of assessment, its age, configuration, and limitations present ongoing operational, reliability, and long-term compliance considerations that would need to be addressed through future capital investment.</p> <p>A prior third-party data center facility assessment performed by IBM Global Services in 2014 evaluated the City Hall data center and its supporting infrastructure, including emergency power, electrical distribution, cooling systems, and system monitoring. That assessment identified deficiencies related to system redundancy, generator and ATS reliability, and the dependence of mission-critical City operations on reliable emergency power. While the IBM assessment reflects conditions at the time of its issuance, it provides historical context regarding the critical role of the emergency power system and reinforces the continued importance of coordinated electrical and emergency power upgrades in current capital planning.</p>

Summary of Deficiencies and Recommendations

The following table provides a summary of major deficiencies observed per system. All information delivered is intended to provide planning-level information to support future investment decisions and is specific to the date and time the observations were conducted.

Photo Reference	Deficiency and Recommendation Overview
	<p>Structure</p> <p>Deficiency: Spalled concrete with exposed reinforcement was observed along the planter beds. This condition was also observed at the southwestern entry to the building, where poor drainage and minimal concrete cover over the reinforcement resulted in corrosion of the reinforcement and spalling of the concrete.</p> <p>Recommendation: Have a qualified structural engineer evaluate the affected exterior concrete elements to confirm the extent of deterioration and determine whether observed conditions are limited to localized distress. Perform targeted concrete repairs as appropriate, including removal of loose or delaminated concrete, cleaning and treatment of exposed reinforcing steel to mitigate corrosion, and placement of compatible repair materials to restore concrete cover and surface integrity. Address contributing moisture-related conditions by improving drainage at planter beds and adjacent building entries to reduce prolonged water exposure. Coordinate repairs to maintain safe public access at building entry locations.</p>
	<p>Deficiency: Minor cracking was observed in the exterior concrete wall at the northern elevation, eastern end of the building near the roof level. Although the cracking was limited in extent, the affected area was exposed to weather and may be subject to continued movement, moisture intrusion, and progressive deterioration if left unaddressed.</p> <p>Recommendation: Seal and repair the observed cracking in the exterior concrete wall using materials compatible with exterior exposure conditions to limit moisture intrusion. Monitor the repaired area for signs of progression. If cracking increases or movement is observed, consider further evaluation by a qualified structural engineer to determine whether additional corrective measures are warranted.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Cracking was observed at an expansion joint located on the building roof. The joint appeared to have deteriorated and may no longer be performing as intended, increasing the potential for moisture intrusion and related deterioration of adjacent roofing and structural elements.</p> <p>Recommendation: Repair or replace the deteriorated roof expansion joint assembly to restore proper movement accommodation and weather resistance. Corrective work should include removal of failed joint materials, installation of a replacement system compatible with the existing roof assembly, and proper integration with adjacent roofing, flashing, and waterproofing components. Following repairs, monitor joint performance for indications of renewed distress or movement-related issues.</p>
	<p>Deficiency: Water staining was observed at the soffit of exterior concrete façade elements. Minor cracking was also observed at the soffit above the first-level storefront windows along the southern side of the building. These conditions suggest ongoing or intermittent moisture exposure and may contribute to continued deterioration of the concrete if left unaddressed.</p> <p>Recommendation: Evaluate adjacent façade elements, sealant joints, glazing interfaces, and drainage conditions to identify likely sources of moisture contributing to soffit staining. Clean and repair affected soffit areas by sealing minor cracks and addressing surface deterioration using materials compatible with the existing concrete. Where repairs are performed, apply protective coatings or sealers as appropriate to reduce moisture penetration and limit recurrence.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Cracking was frequently observed in exterior planter bed walls and in the concrete step located at the first-level storefront windows along the southern side of the building. These conditions are indicative of age-related deterioration, environmental exposure, and potential movement or moisture-related distress.</p> <p>Recommendation: Perform localized repairs of cracked planter bed walls and concrete steps, including crack cleaning and sealing to limit moisture intrusion. Where cracking is more pronounced or recurrent, remove and replace affected concrete sections as necessary to restore surface integrity and serviceability. Evaluate planter bed drainage and waterproofing conditions to reduce ongoing moisture exposure and monitor repaired areas for future cracking.</p>
Exterior Windows	
	<p>Deficiency: Exterior glazing systems showed age-related degradation including seal failure, oxidation, reduced thermal performance, and ongoing water infiltration risk. Condition observations indicate systemic aging rather than isolated failures.</p> <p>Recommendation: Plan for replacement of exterior glazing systems, including strip windows, storefront assemblies, and clerestory glazing, with modern high-performance systems designed to align with applicable energy and performance requirements. Replacement should improve thermal performance, reduce air and water infiltration potential, and enhance long-term durability and maintainability.</p>

Photo Reference	Deficiency and Recommendation Overview
Exterior Doors	
	<p>Deficiency: Exterior door assemblies exhibited material deterioration, weathering, hardware wear, air and water infiltration issues, and declining operational reliability. The exterior doors are at or beyond typical service life.</p> <p>Recommendation: Plan for full replacement of exterior door systems, including door leaves, frames, hardware, and seals. Improve thermal, air, and moisture performance and coordinate with security, accessibility and historic preservation requirements as applicable.</p>
Roof	
	<p>Deficiency: The roofing systems exhibited widespread age-related deterioration consistent with systems that have reached or exceeded their expected service life. Observed conditions include deteriorated and open flashing seams, failing base flashings at penetrations and curbs, membrane blistering, localized membrane repairs, and evidence of asphaltic material migrating toward and into roof drains. Localized repairs have not resolved systemic performance issues.</p> <p>Recommendation: Plan for total roof replacement, including removal and replacement of all roof membranes, refurbishment or replacement of flashings and penetrations, and upgrades to drainage where feasible. Roof replacement should be coordinated with rooftop mechanical and electrical systems to support long-term watertight performance and system integration.</p>

Photo Reference	Deficiency and Recommendation Overview
Interior Walls	
	<p>Deficiency: Evidence of recurring water intrusion was observed in multiple interior spaces and rooms located along the northern elevation of Dallas City Hall. Observed conditions include water staining, finish deterioration, and localized ceiling and wall damage. Based on building configuration and observed patterns, the moisture intrusion is suspected to originate from the adjacent and integrated parking garage structure, potentially related to failed waterproofing, expansion joints, or drainage components. These conditions indicate ongoing or intermittent moisture migration into interior building areas, which may contribute to concealed damage and indoor environmental quality concerns.</p> <p>Recommendation: Perform a targeted investigation along the northern elevation to confirm sources and pathways of water intrusion, including coordination with parking garage waterproofing and drainage evaluations. Inspect affected interior spaces for the presence of mold or microbial growth, including concealed conditions where finishes have been impacted. Implement mold remediation and abatement as required in accordance with applicable standards and regulations. Following confirmation that moisture sources have been addressed, repair or replace damaged interior finishes, including ceilings, walls, and associated materials, to restore functionality, appearance, and indoor environmental quality.</p>
Interior Specialties	
	<p>Deficiency: The Fire Department Dispatch (L1 - Dispatch Area) kitchen area exhibited widespread deterioration, including heavily worn and displaced RAF, worn cabinet faces, damaged doors, and deteriorated finishes. Countertops showed significant wear.</p> <p>Recommendation: Plan for comprehensive renovation of the Fire Department Dispatch kitchen area, including replacement of worn finishes and fixed components. Scope should include removal and replacement of floor finishes, casework, countertops, wall and ceiling finishes, and coordination of plumbing, electrical, and HVAC systems as required to support the renovated layout.</p>

Photo Reference	Deficiency and Recommendation Overview
Interior Floor Finishes	
	<p><u>Deficiency:</u> The RAF system in the level 3 data center areas exhibited visible deterioration, including stained/discolored panels and localized surface wear consistent with long-term use and maintenance activities. The observed condition suggests the RAF finish is no longer performing as intended for a critical Information Technology (IT) environment and may include localized panel damage and/or unevenness that can develop over time in high-traffic equipment aisles.</p> <p><u>Recommendation:</u> Replace deteriorated RAF panels throughout the data center footprint and re-level/adjust pedestals and stringers as needed to restore a uniform, stable walking surface.</p>
	<p><u>Deficiency:</u> There were signs of water damage to the 911 dispatch break room vinyl flooring surrounding the ice machine and kitchen sink.</p> <p><u>Recommendation:</u> Replace the vinyl flooring in the 911 dispatch break room.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Carpet flooring in Level 2 primary circulation areas was heavily worn, stained, and deteriorated due to sustained high foot traffic and stains from roof leaks and water intrusion.</p> <p>Recommendation: Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>
	<p>Deficiency: Carpet flooring in 5A North was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p>Recommendation: Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>
	<p>Deficiency: Carpet flooring in 7A North was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p>Recommendation: Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p><u>Deficiency:</u> Carpet flooring in 4F North was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p><u>Recommendation:</u> Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>
	<p><u>Deficiency:</u> Carpet flooring in 2F North was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p><u>Recommendation:</u> Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>
	<p><u>Deficiency:</u> Carpet flooring in 2D South was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p><u>Recommendation:</u> Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>

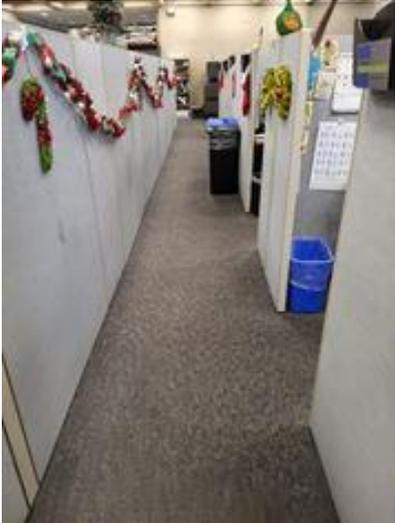
Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Carpet flooring in 2A South was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p>Recommendation: Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>
	<p>Deficiency: Carpet flooring in 2B South was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p>Recommendation: Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>
	<p>Deficiency: Carpet flooring in L2E South was heavily worn, stained, and deteriorated due to sustained high foot traffic.</p> <p>Recommendation: Replace deteriorated carpet flooring in identified circulation and office areas to restore durability, appearance, and functionality consistent with high-traffic use.</p>

Photo Reference	Deficiency and Recommendation Overview
Interior Ceiling Finishes	
	<p>Deficiency: Water damage was observed at the ceiling finish in the level 7 cafeteria vending machine room. Facility staff indicated that the roof leak contributing to this condition has been repaired; however, the ceiling materials and lighting components remain visibly stained and deteriorated due to prior moisture exposure.</p> <p>Recommendation: Remove and replace damaged ceiling finish materials in the level 7 cafeteria vending machine room. Replace lighting fixtures and verify proper electrical operation. Prior to reinstallation, confirm that no residual moisture or concealed damage is present above the ceiling plane or to other interior finishes.</p>
	<p>Deficiency: Stained and moisture-damaged acoustic ceiling tile (ACT) was observed in the level 3 north document storage room. The staining is indicative of prior water intrusion and has resulted in reduced aesthetic quality and potential material degradation in the document storage room.</p> <p>Recommendation: Remove and replace the affected ACT ceiling tiles in the level 3 north document storage room. Inspect the ceiling plenum for signs of ongoing moisture or leaks prior to replacement. Coordinate repairs to ensure that any contributing sources of water intrusion are fully resolved to prevent recurrence.</p>

Photo Reference	Deficiency and Recommendation Overview
Elevators, Lifts, and Escalators	
	<p>Deficiency: Twelve passenger elevators were modernized in 2021 and generally perform well; however, recurring door-related operational failures persist, including jamming and nuisance trips. Cab interiors were not included in the modernization and show cosmetic wear.</p> <p>Recommendation: Perform targeted modernization of passenger elevator doors, sensors, and associated hardware to address recurring operational issues. Refresh cab interiors as appropriate to improve appearance and functionality.</p>
	<p>Deficiency: Freight elevator (vintage, installed in approximately 2001) has not been modernized and remains in poor condition, with aging controls, mechanical components, and cab interiors at or beyond typical service life.</p> <p>Recommendation: Plan for full modernization or replacement of the freight elevator, including controls, mechanical systems, cab interiors, doors, and associated hardware, to restore reliable service and meet current operational expectations.</p>

Photo Reference	Deficiency and Recommendation Overview
Plumbing Fixtures	
	<p>Deficiency: Public and staff restrooms throughout the facility consist largely of original or significantly aged construction with selective repairs performed over time. Finishes, toilet partitions, countertops, lavatories, plumbing fixtures, and accessories exhibited widespread wear, deterioration, and functional obsolescence. Many components are beyond their typical service life and no longer meet current durability, efficiency, or accessibility expectations for a high-use civic facility. Restroom layouts and fixture configurations may not fully comply with current ADA/TAS standards. The scale and consistency of deficiencies indicate systemic aging rather than isolated failures, making continued spot repairs inefficient.</p> <p>Recommendation: Implement a comprehensive restroom renovation program, including replacement of finishes, partitions, fixtures, accessories, and associated rough-in modifications as required. Renovations should incorporate durable, efficient fixtures and modifications necessary to align with current accessibility expectations.</p>
Domestic Water Distribution	
	<p>Deficiency: Domestic water heaters located on level 1 were observed to be installed on temporary shipping pallets rather than permanent equipment supports. In addition, hot water distribution piping lacked insulation. These conditions did not reflect permanent installation practices and contributed to increased energy loss, reduced system efficiency, and potential long-term maintenance concerns.</p> <p>Recommendation: Provide permanent, code-compliant equipment supports for the domestic water heaters, such as concrete equipment bases. Install insulation on hot water distribution piping to improve energy efficiency, reduce heat loss, and support long-term system performance and maintainability.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Building staff reported inadequate domestic water pressure serving restrooms on the upper levels. A pressure gauge observed on an upper level indicated low system pressure, which was insufficient to support plumbing fixture operation at higher elevations. These conditions affected restroom functionality and indicated limitations in the existing domestic water distribution system.</p> <p>Recommendation: Evaluate the domestic water distribution system to confirm pressure deficiencies and system limitations. Provide a domestic water booster system, as necessary, to maintain adequate water pressure for restroom fixtures on upper levels and to support reliable operation under normal building demand conditions.</p>
Other Plumbing	
	<p>Deficiency: The level 7 cafeteria is served by an undersized grease trap that does not provide sufficient capacity to support the intended food service operations. The existing grease management infrastructure is inadequate for current and anticipated usage demands, resulting in functional limitations to the cafeteria space. Due to these infrastructure constraints, portions of the cafeteria cannot be fully utilized as intended.</p> <p>Recommendation: Replace the undersized grease trap in the level 7 cafeteria and install a new, properly sized interceptor at grade. The scope should include evaluation and design of new sanitary piping routes from the cafeteria to the new interceptor location, including required structural penetrations, sleeves, and firestopping. Coordination with structural engineering is recommended to assess impacts associated with required core drilling through slabs and framing.</p>
Mechanical/HVAC	
	<p>Deficiency: The backup chillers serving the data center were observed to be beyond their typical service life and in need of replacement. The age and condition of this equipment increase the risk of failure and reduce the reliability of cooling for mission critical data center operations.</p> <p>Recommendation: Plan for replacement of the chillers. Currently Chiller Units 4 and 5 are used only as a backup to the main chillers in case of power failure. When these chillers are replaced, they need to</p>

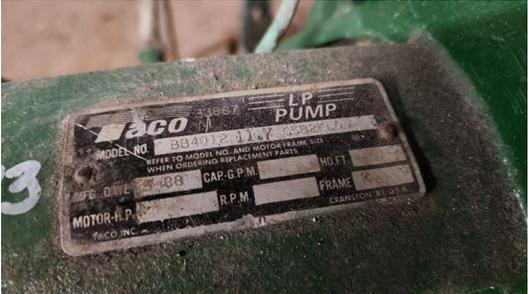
Photo Reference	Deficiency and Recommendation Overview
	<p>be configured so that they can run at any time and be able to supplement the primary larger chillers. This configuration will provide additional redundancy and efficient low-load capacity for the building.</p> <p>Deficiency: Chilled water pumps associated with Chillers Units 4 and 5 were observed to be in need of replacement.</p> <p>Recommendation: Plan for replacement of chilled water pumps associated with Chiller Units 4 and 5 to restore reliability and support continued system operation.</p>
	<p>Deficiency: The condenser water pumps associated with Chiller Units 4 and 5 were observed to be in need of replacement.</p> <p>Recommendation: Plan for replacement of the condenser water pumps associated with Chiller Units 4 and 5 to restore reliability and support continued system operation.</p>
	<p>Deficiency: The primary Chiller Units 1, 2, and 3 serving the building were approaching the end of their typical service life and were anticipated to require replacement within the next 5 years.</p> <p>Recommendation: Plan for replacement of the primary building Chiller Units 1, 2 and 3 that are approaching the end of their typical service life to maintain long-term cooling reliability.</p>
	<p>Deficiency: Chilled water pumps associated with Chiller Units 1, 2, and 3 were observed to need replacement. An additional chilled water pump is provided for redundancy.</p> <p>Recommendation: Plan for replacement of the chilled water pumps associated with Chiller Units 1, 2 and 3.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Condenser water pumps associated with Chiller Units 1, 2 and 3 were observed to be in need of replacement.</p> <p>Recommendation: Replace the condenser water pumps associated with Chiller Units 1, 2, and 3.</p>
	<p>Deficiency: Original AHUs and controls were present. These AHUs need to be, at a minimum, replaced; ideally, the systems need to be re-designed in their entirety.</p> <p>Recommendation: Plan for replacement of the AHUs and pneumatic controls. Replacement efforts should consider system-level evaluation to determine whether reconfiguration or modernization of air distribution systems is warranted to improve performance, efficiency, and long-term reliability.</p>
 	<p>Deficiency: Portions of the chilled water distribution piping were original to the building and exhibited significant corrosion. The condition of the piping indicated advanced age-related deterioration, increasing the risk of leaks, reduced system reliability, and unplanned service disruptions.</p> <p>Recommendation: Plan for replacement of remaining original chilled water piping. Replacement should be prioritized in areas exhibiting active corrosion and be coordinated with broader mechanical system upgrades to restore reliability, reduce failure risk, and support long-term system performance.</p>
	<p>Deficiency: Portions of the condenser water distribution piping were original to the building and exhibited severe corrosion. The observed condition reflected advanced age-related deterioration, increasing the risk of leaks, reduced system efficiency, and unplanned system outages.</p> <p>Recommendation: Plan for replacement of remaining original condenser water piping. Replacement should be coordinated with chiller and condenser water system upgrades to improve reliability, reduce operational risk, and support long-term system performance.</p>

Photo Reference	Deficiency and Recommendation Overview
Fire Protection/Suppression	
	<p>Deficiency: The building has five clean agent fire suppression systems. Four systems were at or beyond their typical expected service life. Several systems were installed in earlier building modernization phases and utilize clean agent technologies that are now considered obsolete, environmentally regulated, or increasingly difficult to service due to limited parts availability and declining manufacturer support.</p> <p>The Halon System for the data center in 3B South server room was not in operation. Two Halon Systems for the Radio Room and Traffic Control Room were beyond their typical expected service life. The Inergen System serving the former battery storage and UPS room was not operational at the time of the assessment.</p> <p>Recommendation: It is recommended that the four existing clean agent fire suppression systems be fully replaced with modern, code-compliant clean agent systems. The following is a description of the systems:</p> <p>HALON_SERVER ROOM: Halon System (original) is not in operation. The data center in 3B South had no fire protection. The project was put on hold.</p> <p>HALON_RADIO ROOM: Two-tank system in the 911 server room. The server room supports police and fire, and the system was installed in 1988.</p> <p>HALON_TRAFFIC CONTROL: One-tank system for the Traffic Control Room, installed in 1988.</p> <p>INERGEN_BATTERY AND UPS: 24-tank system that was not operational. No more battery storage. System should be designed just for the UPS per facility management.</p>
Electrical Distribution	
	<p>Deficiency: Electrical circuits serving the City Council Chambers experience frequent tripping due to overload from occupant equipment and portable heaters. Existing branch circuits are embedded in floor slabs, limiting flexibility for expansion.</p> <p>Recommendation: Provide additional electrical capacity to the City Council Chambers, including new circuits and distribution as required. Anticipate invasive in-floor construction to access slab-embedded electrical systems.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Approximately 130 Federal Pacific panelboards and transformers remain in service. This equipment is obsolete, no longer manufactured, and associated with known safety and reliability concerns.</p> <p>Recommendation: Plan for full replacement of all Federal Pacific panelboards, including associated breakers, feeders, and reconnection of branch circuits.</p>
	<p>Deficiency: The Federal Pacific electrical switchgear serving the building was observed to be beyond its typical service life and no longer supported by the original manufacturer. The age and obsolescence of this equipment increase maintenance challenges, limit availability of replacement parts, and elevate the risk of failure affecting building operations and life safety systems.</p> <p>Recommendation: Plan for replacement of all Federal Pacific electrical switchgear with modern, code-compliant equipment.</p>
	<p>Deficiency: Multiple subtransformers within the building have been confirmed by the City to contain polychlorinated biphenyl (PCB) containing oil. The presence of PCB-containing equipment introduces environmental, regulatory, disposal, and contractor availability risks and complicates future electrical system upgrades and maintenance activities.</p> <p>Recommendation: Plan for evaluation and replacement of PCB-containing transformers, including appropriate hazardous material handling, abatement, and compliant disposal in accordance with applicable regulatory requirements.</p>

Photo Reference	Deficiency and Recommendation Overview
Lighting	
	<p>Deficiency: Interior lighting systems throughout the building consisted largely of older, inefficient fixture types. While some fixtures and lamps had been selectively upgraded over time, the overall lighting system exhibited inconsistent performance, reduced energy efficiency, and increased maintenance demands due to reliance on reactive, failure-based replacement.</p> <p>Recommendation: Develop and implement a proactive, phased lighting replacement program rather than continuing replacement upon failure. A structured approach, such as replacing lighting systems on a level-by-level basis, should be used to improve energy efficiency, lighting quality, and long-term maintainability while minimizing operational disruption.</p>
Communications & Security	
	<p>Deficiency: Dallas City Hall does not have a comprehensive, building-wide public address or mass notification system.</p> <p>Recommendation: Provide a facility-wide, code-compliant public address and mass notification system serving all occupied areas of Dallas City Hall. The system should include distributed speakers, control panels, amplification equipment, network integration, and interfaces with existing fire alarm and security systems, as appropriate.</p>
	<p>Deficiency: The security system was generally functional; however, it exhibited minor deficiencies related to system configuration, aging components, and overall performance optimization. These conditions limit the system's effectiveness, reliability, and ability to fully support current operational and security needs.</p> <p>Recommendation: Implement targeted upgrades and system optimization measures to modernize the existing security system. Improvements should include selective replacement of outdated components, refinement of system programming and controls, and enhancement of integration with related building systems. The scope of work should focus on improving reliability, operational efficiency, and long-term maintainability while accommodating future security requirements.</p>

Photo Reference	Deficiency and Recommendation Overview
Other Electrical Systems	
	<p><u>Deficiency:</u> The emergency power generation system is functionally linked to a previously planned generator and automatic transfer switch (ATS) replacement project. While design documentation for that project was completed, implementation has been paused and associated funding reprogrammed. As a result, the existing emergency power infrastructure remains in service and reflects legacy system configurations.</p> <p>These systems are aged and functionally obsolete relative to current performance expectations and contemporary life safety and electrical standards. While the system was operational at the time of assessment, its age, configuration, and limitations present ongoing operational, reliability, and long-term compliance considerations that would need to be addressed through future capital investment.</p> <p><u>Recommendation:</u> Plan for a comprehensive replacement of the emergency power generation and transfer system, including phased removal and replacement of generators, paralleling switchgear, ATSS, fuel oil distribution components, controls, and associated electrical distribution infrastructure. The plan should include code-compliant modifications to generator rooms and support spaces, upgraded exhaust and ventilation systems, improved egress and life safety features, temporary power provisions to maintain continuous operations during construction, and integration of a modern generator monitoring and control system. Improvements should be designed and constructed to meet current electrical, fire, life safety, and operational standards and to provide long-term reliability for critical facility functions.</p>

Dallas City Hall Parking Garage Summary of Deficiencies and Recommendations

Location	1500 Marilla Street Dallas, Texas 75201
Building Purpose	Parking
Construction Year	1977
Square Footage	752,000
Assessment Period	December 16, 2025, through January 10, 2026
Assessment Conditions	Partly sunny, 62 degrees Fahrenheit



Introduction

The Dallas City Hall underground parking garage is located beneath the Dallas City Hall complex at 1500 Marilla Street in Dallas, Texas, and serves as the primary parking facility supporting Dallas City Hall operations. Originally constructed in 1977 as part of the overall Dallas City Hall development, the parking garage is a permanent, below-grade structure designed to support City employees, elected officials, fleet vehicles, and authorized visitors.

The underground parking facility encompasses approximately 752,000 square feet and consists of multiple below-grade levels constructed primarily of cast-in-place reinforced concrete. The structure includes vehicular drive aisles, parking bays, pedestrian access paths, elevator and stair connections to the Dallas City Hall building, and dedicated service and loading areas. The parking garage is integral to the daily operation of Dallas City Hall, providing secure and weather-protected parking and direct internal access to the building above.

The parking garage is equipped with mechanical ventilation systems, electrical distribution and lighting, drainage and sump systems, fire protection and life safety features, and security infrastructure necessary to support continuous use. Due to its below-grade configuration, the facility is subject to ongoing exposure to moisture, groundwater, and vehicular wear, requiring consistent maintenance of structural components, waterproofing systems, and supporting mechanical and electrical equipment.

System Overview

The following table provides a summary of major deficiencies and proposed recommendations for resolution based on completed assessments. All information delivered is intended to provide planning-level information to support future investment decisions and is specific to the date and time the observations were conducted.

Subsystem	System Overview
Structure	
Structure	<p>The Dallas City Hall underground parking garage is a below-grade, cast-in-place reinforced concrete structure located beneath and adjacent to the main Dallas City Hall building. The parking garage structural system consists of reinforced concrete foundations, slabs-on-grade, suspended slabs, beams, columns, and perimeter retaining walls designed to resist earth pressures, hydrostatic forces, and vehicular loading.</p> <p>Garage floor systems are primarily reinforced concrete slabs supported by concrete beams and columns, with localized thickened slabs and ramp structures accommodating vehicular circulation between levels. Slabs are designed to support passenger vehicle loads and include integral slopes for drainage. The parking garage includes cast-in-place concrete ramps, retaining walls, and structural walls that also function as separation elements between the parking garage and occupied building spaces above.</p> <p>The structural system interfaces directly with the Dallas City Hall building at multiple locations, including shared walls, slabs, and expansion joints. These interfaces are critical transition points where differential movement, moisture intrusion, and long-term maintenance is required. The parking garage structure relies on waterproofing systems, joint assemblies, and drainage components to mitigate water infiltration inherent to below-grade construction.</p> <p>Evidence of ongoing and chronic water intrusion was identified and associated with failures of the plaza deck topping slab joints, expansion joints, and building interface conditions. Failed sealant joints at the plaza deck topping slab allow substantial water infiltration into the interstitial sand layer beneath the slab. From this layer, water migrates laterally to breached or deteriorated expansion joints, providing direct pathways for moisture intrusion into the parking structure and adjacent building areas.</p> <p>Expansion joints, particularly along the northern elevation and at plaza deck-to-building interfaces, exhibit signs of long-term deterioration and ineffective performance. Temporary water management measures including gutters, drip pans, and collection devices have been installed to capture and redirect leaking water; however, these measures do not prevent water entry and, instead, mask the extent of the underlying waterproofing failures.</p> <p>Water intrusion into the parking structure has been reported to occur even during periods without rainfall, indicating persistent leakage conditions. During moderate rainfall events, water infiltration was observed to occur almost immediately, suggesting unobstructed flow paths through failed joints. In some locations, collected water is discharged into interior spaces without adequate drainage, resulting in ponding and localized flooding conditions.</p> <p>The continued presence of moisture has contributed to deterioration of concrete elements, corrosion of embedded reinforcement, degradation of steel components, and damage to interior finishes. In addition, erosion of the sand layer beneath the plaza deck topping slab has been observed, with the full extent of material loss currently unknown. While no immediate structural instability was identified, these conditions present long-term durability, serviceability, and maintenance concerns if left unaddressed.</p>

Subsystem	System Overview
Exterior Enclosure	
Exterior Walls	<p>The parking garage includes reinforced concrete retaining walls located at vehicular entrance and exit ramps. These retaining walls are integral components of the parking garage substructure and are designed to retain surrounding soil, support adjacent pavement and structural elements, and accommodate changes in grade between the exterior site and the below-grade garage levels. The retaining walls are constructed of cast-in-place reinforced concrete and are integrated with adjacent slabs, ramp structures, and foundation elements.</p> <p>Vertical cracks with efflorescence and water staining were observed at retaining walls at each ramp.</p>
Exterior Doors	<p>The exterior door systems include vehicular access points primarily equipped with overhead, metal, roll-up doors. These doors are designed to accommodate vehicle entry and exit while providing security and controlled access to the parking garage. In addition to vehicular access doors, the parking garage includes pedestrian door assemblies serving street-side stairwells, which are typically metal door assemblies installed in metal frames.</p> <p>No major deficiencies were observed or reported at the time of the assessment.</p>
Interior Construction	
Interior Doors	<p>The parking garage includes pedestrian door assemblies, typically metal doors installed in metal frames, serving enclosed stairwells, mechanical rooms, and other support spaces.</p> <p>The steel doors of the parking garage interior stairwells are severely damaged, corroded, and beyond their typical service life.</p>
Stairs	
Exterior Stairs	<p>The parking garage includes exterior egress stair systems for emergency exit paths between the below-grade parking areas and exterior at-grade or plaza-level exits. These stair systems were constructed using steel-framed assemblies with concrete-filled, steel pan treads supported by steel channel stringers.</p> <p>The exterior concrete stairwells leading from the plaza to the level 1 parking garage were dirty and showed evidence of poor drainage. Debris and sediment were present on the treads, and standing water/pooling was visible at the lower landing, indicating the service drains may be clogged or not functioning properly.</p>
Interior Stairs	<p>The parking garage includes interior stair systems that provide pedestrian circulation and emergency egress between the below-grade parking levels and connections to the Dallas City Hall building above. These interior stairs are generally enclosed in concrete or masonry stairwells and are constructed using cast-in-place concrete or steel-framed assemblies with concrete-filled, metal pan treads and landings. Stair components include handrails, guardrails, and associated wall-mounted life safety features consistent with the original construction period.</p> <p>The interior stair systems are subject to heavy daily use and the environmental conditions typical of a below-grade parking structure, including exposure to moisture, de-icing salts, and vehicle-related contaminants. These conditions contribute to accelerated wear of stair finishes, metal components, doors, and hardware in the stair enclosures.</p> <p>At the time of the assessment, interior stair systems were observed to be generally functional; however, localized deterioration of associated components (including stairwell doors and finishes) was noted elsewhere in the parking garage and was consistent with age and environmental</p>

Subsystem	System Overview
	exposure. Continued maintenance and targeted repairs are necessary to preserve safe egress and long-term durability.
HVAC	
Mechanical/HVAC	<p>The parking garage is served by mechanical ventilation systems designed to provide exhaust of vehicle emissions and maintain acceptable air quality in the below-grade parking levels. Ventilation is primarily achieved through a combination of exhaust fans, supply or make-up air pathways, and associated ductwork distributed throughout the parking garage. System operation is intended to support both continuous background ventilation and increased exhaust during periods of higher vehicle activity, consistent with code requirements in effect at the time of original construction. Mechanical ventilation components are generally located in garage mechanical spaces and along the perimeter of the structure, with ductwork routed through exposed areas typical of parking garage construction.</p>
Fire Protection	
Fire Protection/Suppression	<p>Facility maintenance staff report ongoing nuisance fire alarms in the parking garage associated with routine water movement in the fire suppression distribution system. These events indicate deterioration and failure of the fire suppression piping, resulting in unreliable system performance and false alarm conditions. The recurring nature of the alarms suggests the issue is systemic rather than isolated and reflects aging infrastructure in the parking garage fire suppression distribution network.</p>
Electrical	
Electrical Distribution	<p>The parking garage is served by electrical distribution systems that provide power for lighting, ventilation equipment, fire protection systems, drainage and sump pumps, security infrastructure, and ancillary garage operations. Electrical service to the parking garage is distributed through a network of switchboards, panelboards, feeders, and branch circuits located within dedicated electrical rooms and service areas throughout the below-grade levels. Portions of the parking garage electrical infrastructure are integrated with the main Dallas City Hall electrical systems, including emergency and standby power where required for life safety functions.</p> <p>The electrical distribution components in the parking garage are predominantly original or of similar vintage to the facility and reflect design standards typical of the late 1970s. Equipment is installed in an environment subject to elevated moisture, temperature variation, and vehicular contaminants, which can accelerate deterioration of enclosures, conduits, and terminations.</p> <p>At the time of the assessment, the parking garage electrical distribution systems were observed to be generally functional; however, the age of the equipment and environmental exposure indicate limited remaining service life and increased maintenance demands.</p>
Lighting	<p>The parking garage is illuminated by a combination of ceiling- and surface-mounted lighting fixtures distributed throughout vehicular drive aisles, parking bays, pedestrian paths, stairwells, and support areas. The lighting system is designed to provide general illumination for vehicle circulation, pedestrian safety, and wayfinding in the below-grade garage environment.</p> <p>No major deficiencies were observed or reported at the time of the assessment.</p>
Other Electrical Systems	<p>There are 14 charging stations located in L-2 of the parking garage for electrical vehicle (EV) fleet charging.</p> <p>Existing electrical infrastructure supports a limited number of EV charging stations; however, anticipated future expansion (i.e., 200 to 300 chargers) exceeds current electrical capacity.</p>

Summary of Deficiencies and Recommendations

The following table provides a summary of major deficiencies observed per system. All information delivered is intended to provide planning-level information to support future investment decisions and is specific to the date and time the observations were conducted.

Photo Reference	Deficiency and Recommendation Overview
	<p style="text-align: center;">Structure</p> <p>Deficiency: Ongoing and chronic water intrusion was observed with failed plaza deck topping slab joints, deteriorated expansion joints, and compromised building interface conditions. Failed sealant joints allow water to penetrate beneath the plaza deck and migrate laterally to breached expansion joints, resulting in moisture intrusion into the parking structure and adjacent building areas. Temporary water diversion measures are in place but do not prevent water entry and indicate long-term failure of the waterproofing and joint systems.</p> <p>Recommendation: Perform a comprehensive investigation and remediation program addressing plaza deck waterproofing, control and expansion joints, and building interface conditions. Remove and replace failed sealant joints. Repair or replace compromised expansion joint assemblies. Restore waterproofing continuity and implement permanent drainage solutions. Remove temporary water collection systems once permanent corrective measures are in place. Coordinate repairs with structural, waterproofing, and architectural specialists to ensure long-term performance and durability.</p>
	<p>Deficiency: Cracking of the slab-on-ground was observed on level 2 in various locations at the northwestern corner of the parking garage.</p> <p>Recommendation: Monitor observed slab cracking and perform localized concrete crack repairs using epoxy injection or cementitious crack repair methods as appropriate. Evaluate affected areas for signs of differential movement or moisture intrusion during repairs. Continue monitoring to confirm that cracking is non-progressive.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Spalling of the level 2 slab-on-ground was observed with exposed reinforcement.</p> <p>Recommendation: Remove unsound concrete. Clean and treat exposed reinforcing steel and restore affected areas with compatible structural repair mortar. Apply protective coatings or sealers at repaired areas to reduce future moisture intrusion and corrosion, particularly in high-traffic vehicular zones.</p>
	<p>Deficiency: Spalled concrete with exposed stirrups and longitudinal bars was observed at a beam supporting the southwestern entrance ramp. The rebar was corroded and unprotected. Longitudinal bars and stirrups are critical for the structural integrity of the beam.</p> <p>Recommendation: Perform immediate structural repair of the affected beam. Remove deteriorated concrete. Evaluate and treat exposed reinforcing steel. Install supplemental reinforcement if required and restore using structural repair materials.</p>
	<p>Deficiency: A concrete column was observed to have an exposed stirrup where the concrete had spalled near the northwestern corner of the building on level 1 of the parking garage.</p> <p>Recommendation: Repair the column by removing delaminated concrete, cleaning and protecting exposed reinforcement, and restoring the column section with structural repair materials. Evaluate the column for any reduction in load-carrying capacity and confirm adequacy following repair.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Cracking basement walls with multiple instances along northern and western walls was observed. The cracks were minor but may increase over time and become water intrusion issues.</p> <p>Recommendation: Seal observed cracks using appropriate injection- or surface-applied crack repair systems. Coordinate with the waterproofing consultant to evaluate whether crack repairs should be integrated with broader waterproofing or joint remediation measures. Continue monitoring to identify any progression or water infiltration.</p>
	<p>Deficiency: Leaking wall expansion joints were observed at the northern wall of the parking garage.</p> <p>Recommendation: Replace or rehabilitate deteriorated expansion joint assemblies using compatible waterproof expansion joint systems designed for below-grade conditions. Coordinate repairs with waterproofing recommendations to ensure continuity of the parking garage envelope protection.</p>
	<p>Deficiency: The expansion joints along the majority of the parking garage are allowing water to enter the below-grade parking. Drip pans have been installed along expansion joints, both in the parking area and at entrances to the building to prevent water from dripping on occupants.</p> <p>Recommendation: Reconfigure or replace existing drip pan assemblies to positively drain to approved floor drains or sump systems, if necessary. Eliminate conditions where collected water is discharged uncontrolled onto garage floors.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: This pictured gutter system was observed to run to the northern end of the parking garage, terminating at a downspout that empties onto the driving surface, resulting in a large area of standing water. No drains were observed. This issue needs to be addressed immediately.</p> <p>Recommendation: Reconfigure or replace existing drip pan assemblies to positively drain to approved floor drains or sump systems, if necessary. Eliminate conditions where collected water is discharged uncontrolled onto garage floors.</p>
	<p>Deficiency: Expansion joint between building and garage structure is deteriorated.</p> <p>Recommendation: Replace or rehabilitate the joint assembly to accommodate differential movement while maintaining watertight integrity. Coordinate with both structural and waterproofing consultants to ensure long-term performance at this critical interface.</p>
	<p>Deficiency: Efflorescence is present on the parking garage walls.</p> <p>Recommendation: Clean affected wall surfaces and evaluate underlying moisture sources. Address contributing water intrusion pathways through joint repairs, crack sealing, and waterproofing improvements. Treat efflorescence as an indicator of ongoing moisture migration rather than a cosmetic issue alone.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Diagonal cracks with efflorescence were observed on levels 1 and 2 of the parking garage along the western wall adjacent to the convention center. The presence of efflorescence likely indicates that water is migrating through the basement wall and that the waterproofing membrane behind the wall is not functioning properly.</p> <p>Recommendation: Perform structural and waterproofing repairs at retaining walls and ramp slabs, including crack repair, concrete restoration, and replacement or rehabilitation of waterproofing systems. Repair to address both structural integrity and moisture migration to prevent continued deterioration and water infiltration.</p>
	<p>Deficiency: The slab-on-ground portions of each ramp were observed with worn concrete topping that had spalling, exposed reinforcement, and cracking. This deterioration was typical at both the southwestern and southeastern ramps from the street into the parking garage.</p> <p>Recommendation: Remove deteriorated concrete at the affected ramp slab-on-grade areas and perform structural concrete repairs, including cleaning and treatment of exposed reinforcement and restoration using compatible structural repair materials. Evaluate the extent of deterioration to determine whether partial-depth or full-depth slab replacement is warranted. Following repairs, install a durable protective surface treatment or topping system designed for vehicular ramps to improve resistance to wear, moisture intrusion, and deicing chemicals. Coordinate repairs to minimize operational disruption and ensure long-term serviceability.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Near the northwestern corner of the building on level 1 of the parking garage, it appeared the concrete column was furred out previously with a lath system. Water from the drip pan system was entering this fur-out area. This condition appeared to be repeated on other similar columns throughout the parking garage.</p> <p>Recommendation: The fur-out lath material should be removed to further investigate the water infiltrating the column cavity. Clean affected wall surfaces and evaluate underlying moisture sources. Address contributing water intrusion pathways through joint repairs, crack sealing, and waterproofing improvements. Treat efflorescence as an indicator of ongoing moisture migration rather than a cosmetic issue alone.</p>
Exterior Walls	
	<p>Deficiency: Vertical cracks with efflorescence and water staining were observed at retaining walls at each ramp.</p> <p>Recommendation: Perform structural and waterproofing repairs at ramp retaining walls, including crack repair, concrete restoration, and replacement or rehabilitation of waterproofing systems. Repair to address both structural integrity and moisture migration and prevent continued deterioration and water infiltration.</p>

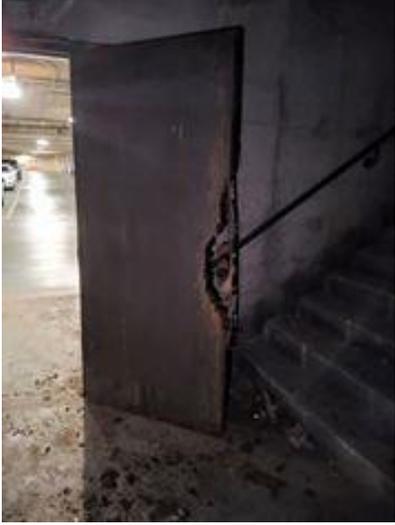
Photo Reference	Deficiency and Recommendation Overview
Interior Doors	
	<p><u>Deficiency:</u> The steel doors of the parking garage interior stairwells were severely damaged, corroded, and beyond their expected service life.</p> <p><u>Recommendation:</u> Replace the parking garage interior stairwell metal doors.</p>
Exterior Stairs	
	<p><u>Deficiency:</u> The exterior concrete stairwells leading from the plaza to the level 1 parking garage were dirty and showed evidence of poor drainage. Debris and sediment were present on the treads, and standing water/pooling was visible at the lower landing, indicating the service drains may be clogged or not functioning properly.</p> <p><u>Recommendation:</u> Remove debris, and thoroughly clean all exterior stairwells, including landings and stair treads. Inspect, clean out, and restore service drains to proper operation, repairing or replacing damaged drain components as needed. After repairs, verify drainage is functioning correctly, and eliminate any areas of standing water to reduce slip hazards and prevent recurring buildup.</p>

Photo Reference	Deficiency and Recommendation Overview
Fire Protection/Suppression	
	<p>Deficiency: Facility maintenance staff report ongoing nuisance fire alarms in the parking garage associated with routine water movement in the fire suppression distribution system. These events indicate deterioration and failure of the fire suppression piping, resulting in unreliable system performance and false alarm conditions. The recurring nature of the alarms suggests the issue is systemic rather than isolated and reflects aging infrastructure in the parking garage fire suppression distribution network.</p> <p>Recommendation: Plan for replacement of the fire suppression distribution piping serving the parking garage, including associated valves, fittings, and alarm devices as required.</p>
Electrical Distribution	
	<p>Deficiency: Multiple subtransformers within the building have been confirmed by the City to contain polychlorinated biphenyl (PCB)-containing oil. The presence of PCB-containing equipment introduces environmental, regulatory, disposal, and contractor availability risks and complicates future electrical system upgrades and maintenance activities.</p> <p>Recommendation: Plan for evaluation and replacement of PCB-containing transformers, including appropriate hazardous material handling, abatement, and compliant disposal in accordance with applicable regulatory requirements.</p>

Photo Reference	Deficiency and Recommendation Overview
	<p>Deficiency: Electrical equipment located in the parking garage and select service areas shows visible deterioration, including corrosion and rusting enclosures. Environmental exposure and moisture intrusion in these areas appear to be accelerating equipment degradation and reducing long-term reliability.</p> <p>Recommendation: Replace deteriorated electrical distribution equipment and provide improved environmental protection, including corrosion-resistant equipment, sealed enclosures, and improved moisture mitigation. Coordinate repairs with garage water intrusion remediation efforts where applicable.</p>
Other Electrical Systems	
	<p>Deficiency: There are 14 charging stations located in L-2 of the parking garage for EV fleet charging. Existing electrical infrastructure supports a limited number of EV charging stations; however, anticipated future expansion (i.e., 200 to 300 chargers) exceeds current electrical capacity.</p> <p>Recommendation: Include allowances for major electrical infrastructure upgrades to support future EV charging expansion, including service upgrades, feeders, panels, and distribution systems.</p>

Cost Estimate to Correct Identified Deficiencies

Estimation Methodology

Estimate Overview

The cost opinion presented in this report is intended to provide the City of Dallas with a planning-level understanding of the anticipated investment required to address the corrective repair needs identified during this Facility Condition Assessment.

At this stage, no detailed design documents have been prepared. The estimate therefore reflects a system-level evaluation of replacement and repair needs based on observed conditions, industry benchmarks, and professional experience. It is appropriate for long-term capital planning, budgeting, and policy-level decision-making.

As the City advances toward design and implementation, the scope would be further defined and the estimate refined accordingly through detailed design development and competitive procurement.

Basis for Pricing

This estimate reflects AECOM's opinion of probable construction cost for corrective repairs identified in this Facility Condition Assessment. It is not intended to represent a bid, guaranteed maximum price, or low bid projection.

Costs are based on local prevailing wage construction pricing and current market conditions at the time the estimate was prepared. Pricing assumes competitive procurement consistent with standard public-sector bidding practices.

The estimate was developed using industry standard practices, professional judgment, historical cost data, and available regional construction cost benchmarks. AECOM has no control over labor or material cost fluctuations, contractor pricing strategies, market volatility, or bid-day conditions. Actual bids will vary from this estimate.

Estimate Classification

Consistent with AACE International Recommended Practice 18R-97, this estimate is classified as a Class 4 / Class 5 planning-level estimate.

These classifications are characterized by:

- Limited design definition (conceptual level)
- Reliance on industry cost databases and historical benchmarks
- Use for capital planning and budgeting purposes

As scope becomes further defined through design development, estimates should be refined to a higher level of classification.

Methodology

Cost opinions were developed based on:

- System replacement assumptions informed by ASTM E2018-24 assessment findings
- Expected Useful Life benchmarks consistent with BOMA industry guidance
- Observed physical condition and remaining service life
- Typical construction assemblies and replacement approaches

- Historical information provided by the City of Dallas

Where systems were determined to be beyond expected service life or functionally obsolete, full replacement was assumed.

Concealed and Embedded Systems

Many building systems, including distribution piping and certain electrical infrastructure, are embedded within concrete slabs, walls, and structural assemblies.

This assessment was non-invasive and limited to observable conditions. Concealed deterioration, corrosion, environmental, or additional deficiencies may exist and may be discovered during demolition or renovation. Such conditions could result in cost adjustments beyond the amounts presented herein.

Exclusions

The estimate excludes:

- Architectural reconfiguration or modernization beyond corrective repair
- Technology upgrades
- Owner-furnished furniture, fixtures, and equipment
- Permits, entitlements, and utility connection fees
- Professional design fees
- Third-party commissioning
- Financing, legal, or administrative costs
- Owner contingency
- Inflation or escalation beyond the stated pricing basis (Estimate provided in 2028 dollars)

Estimated Investment Requirements

The total estimated corrective repair cost of \$329.4 million represents the investment required to address the major building systems and infrastructure deficiencies identified during the Facility Condition Assessment.

A significant portion of the total is associated with renewal of the building's core mechanical, electrical, plumbing, and life-safety systems. These systems are largely original to the building's 1972–1977 construction and have reached or exceeded their expected service life. The estimate includes replacement or major rehabilitation of the heating and cooling systems, upgrades to the electrical distribution infrastructure, modernization of emergency power generation equipment, improvements to fire suppression systems, plumbing system repairs, and limited freight elevator upgrades. Collectively, these elements form the operational backbone of the facility and represent the largest share of the overall investment due to their age, complexity, and integration throughout the building.

The estimate also includes substantial structural repairs to the parking garage. While no global structural instability was observed, localized concrete deterioration, cracking, and long-term water intrusion have resulted in the need for comprehensive rehabilitation of structural components to preserve durability and prevent further degradation.

Exterior building envelope improvements are another major component of the total. This includes full roof replacement and rehabilitation of façade and exterior envelope systems that are beyond their typical service life. These conditions have contributed to ongoing water intrusion, which in turn affects interior finishes and building systems. Addressing these deficiencies is essential to protecting the building structure and preventing continued deterioration.

Interior construction and finishes repairs reflect localized damage, aging materials, and moisture-related impacts observed during the assessment. These improvements are limited to corrective repair needs rather than modernization or reconfiguration of space.

Overall, the estimated total reflects infrastructure renewal of a nearly 50-year-old civic facility. It focuses on corrective repairs necessary to restore system reliability, improve building performance, and extend the useful life of the structure. The estimate does not include modernization, space redesign, technology upgrades, temporary relocation costs, or other enhancements beyond the corrective repair scope identified in the assessment.

Category	Need	FCA
Building Exterior	Roof Replacement	\$ 7M
Core Building Systems	HVAC Upgrades	\$ 39.5M
Core Building Systems	Electrical Upgrades	\$ 96.9M
Core Building Systems	Freight Elevator Upgrades	\$ 2.4M
Core Building Systems	Fire Suppression Upgrades	\$ 21.4M
Core Building Systems	Emergency Generators	\$ 20 M
Core Building Systems	Plumbing Repairs	\$ 31.5 M
Structural & Site Elements	Garage Structural Repairs	\$ 64.2M

Building Exterior	City Hall Exterior Envelope	\$ 36.9M
Interior Spaces	Interior Construction & Finishes Repairs	\$ 9.6M
Estimate Totals**		\$ 329.4 M

**Does not include ADA, Program Modernization, Technology Upgrades