



# Audit of Council Agenda Construction Appropriations Performance

November 20, 2025

Mark S. Swann, City Auditor

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## Mayor

Eric L. Johnson

## Mayor Pro Tem

Jesse Moreno

## Deputy Mayor Pro Tem

Gay Donnell Willis

## Council Members

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City of Dallas

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## Executive Summary

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### Objective and Scope

The objectives of this audit were to determine:

- The number and dollar value of all district-specific construction project agenda items approved from May 1, 2022, through October 31, 2022, by status (In-Progress, Completed, and Not Started) and council district.
- Explanations for approved construction project agenda items noted as Not Started (if any) are reasonable.

The scope for the *Audit of Council Agenda Construction Appropriations Performance* was district-specific construction project agenda items approved during the six months from May 1, 2022, through October 31, 2022. The status of construction projects was as of June 30, 2025, at least two years and nine months of work on the construction projects.

### Recommendations

No recommendations were identified.

### Background

The City of Dallas has a defined process for the City Council to approve agenda items related to construction projects. Once approved, construction projects are initiated and monitored by individual City departments.

A council member requested this audit to determine whether construction projects within council districts are initiated and completed following City Council approval.

### Observed Conditions

The City Council approved 70 construction projects during the audit period of May 1, 2022, through October 31, 2022, with a total dollar value of \$602,983,080. As of June 30, 2025, all projects have been started, and 29 of 70 (41 percent) have been completed.

## Objectives and Conclusions

1. What are the number and dollar values of all district-specific construction project agenda items approved from May 1, 2022, through October 31, 2022, by status (In-Progress, Completed, and Not Started) and council district?

As of June 30, 2025, all projects have been started, and 29 of 70 (41 percent) have been completed. See [Exhibit 1](#):

### Exhibit 1:

#### Construction Project Agenda Items by Status as of June 30, 2025

| Status             | Count     | Percent     | Amount               |
|--------------------|-----------|-------------|----------------------|
| <b>Completed</b>   | 29        | 41%         | \$61,463,861         |
| <b>In-Progress</b> | 41        | 59%         | \$541,519,219        |
| <b>Not Started</b> | -0-       | -0-%        | \$0                  |
| <b>Totals:</b>     | <b>70</b> | <b>100%</b> | <b>\$602,983,080</b> |

**Source:** CGI Advantage data and survey of City departments.

For Agenda Items that were not completed, anticipated completion dates range from summer 2025 to winter 2027. See [Exhibit 2](#):

### Exhibit 2:

#### In-Progress Completion Dates as of June 30, 2025

| Completion Date                          | Count     | Amount               |
|------------------------------------------|-----------|----------------------|
| <b>Summer 2025</b>                       | 2         | \$62,505,582         |
| <b>Fall 2025</b>                         | 8         | \$63,308,360         |
| <b>Winter 2025</b>                       | 17        | \$151,006,450        |
| <b>Spring 2026</b>                       | 6         | \$62,194,797         |
| <b>Summer 2026</b>                       | 1         | \$199,809            |
| <b>Winter 2026</b>                       | 3         | \$176,618,955        |
| <b>Summer 2027</b>                       | 1         | \$22,718,718         |
| <b>Winter 2027</b>                       | 1         | \$695,156            |
| <b>Completed – Under External Review</b> | 2         | \$2,271,393          |
| <b>Totals:</b>                           | <b>41</b> | <b>\$541,519,219</b> |

**Source:** CGI Advantage data and survey of City departments.

Analysis of construction projects status by council district shows every identified project approved from May 1, 2022, through October 31, 2022, was in progress or completed. Districts 10 and 13 had a 100 percent completion rate, while Districts 6 and 11 had a zero-completion rate. In addition, there are 25 projects that benefit multiple districts and show a 28 percent completion rate. See [Exhibit 3](#):

**Exhibit 3:**

**Agenda Construction Projects by District as of June 30, 2025**

| Council District                           | Status          |                     |             |                      | Total     |                      |
|--------------------------------------------|-----------------|---------------------|-------------|----------------------|-----------|----------------------|
|                                            | Completed       | Amount              | In-Progress | Amount               | Count     | Amount               |
| 1                                          | 2 (50%)         | \$933,559           | 2           | \$33,852,763         | 4         | \$34,786,322         |
| 2                                          | 7 (64%)         | \$15,805,555        | 4           | \$83,166,194         | 11        | \$98,971,749         |
| 3                                          | 2 (67%)         | \$5,324,692         | 1           | \$2,829,300          | 3         | \$8,153,992          |
| 4                                          | 2 (40%)         | \$5,277,771         | 3           | \$7,625,492          | 5         | \$12,903,263         |
| 5                                          | 1 (50%)         | \$154,722           | 1           | \$4,698,759          | 2         | \$4,853,481          |
| 6                                          | 0               | \$0                 | 4           | \$42,860,583         | 4         | \$42,860,583         |
| 7                                          | 1 (25%)         | \$810,632           | 3           | \$37,903,365         | 4         | \$38,713,997         |
| 8                                          | 0               | \$0                 | 1           | \$2,817,726          | 1         | \$2,817,726          |
| 9                                          | 1 (50%)         | \$543,031           | 1           | \$32,082,400         | 2         | \$32,625,431         |
| 10                                         | 2 (100%)        | \$1,536,241         | 0           | \$0                  | 2         | \$1,536,241          |
| 11                                         | 0               | \$0                 | 1           | \$2,591,321          | 1         | \$2,591,321          |
| 12                                         | 0               | \$0                 | 0           | \$0                  | 0         | \$0                  |
| 13                                         | 3 (100%)        | \$7,834,626         | 0           | \$0                  | 3         | \$7,834,626          |
| 14                                         | 1 (33%)         | \$2,132,880         | 2           | \$6,073,900          | 3         | \$8,206,780          |
| Multiple Districts and Outside City Limits | 7 (28%)         | \$21,110,153        | 18          | \$285,017,415        | 25        | \$306,127,568        |
| <b>Totals:</b>                             | <b>29 (41%)</b> | <b>\$61,463,861</b> | <b>41</b>   | <b>\$541,519,219</b> | <b>70</b> | <b>\$602,983,080</b> |

**Source:** CGI Advantage data and survey of City departments.

2. For approved construction project agenda items noted as Not Started (if any), are there reasonable explanations available for the project not being started?

**Not applicable.** All district-specific construction project agenda items approved from May 1, 2022, through October 31, 2022, showed work started toward project completion.

## Audit Results

[Exhibit 4](#) provides a list of completed construction projects, while [Exhibit 5](#) details the construction projects in-progress that were approved as district-specific agenda items from May 1, 2022, through October 31, 2022.

### Exhibit 4:

#### Completed Projects as of June 30, 2025

| Council District | Department                       | Project                                                                                       | Contract ID / Council Resolution           | Amount      |
|------------------|----------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------|-------------|
| 2                | Aviation                         | Reconstruction of Runway 13R-31L and Taxiway C Phase                                          | AVI-2021-00015246<br>Resolution 22-963     | \$4,994,039 |
| 2                | Aviation                         | Dallas Love Field Transportation Network Center                                               | CX-AVI-2022-00019539<br>Resolution 22-1611 | \$1,826,333 |
| 2                | Aviation                         | Dallas Love Field Emergency Medical Service Suite Renovation Project                          | AVI-2022-00018549<br>Resolution 22-1171    | \$770,777   |
| 13               | Bond and Construction Management | Fire Station No. 41 Replacement Facility                                                      | CX-BON-2022-00019791<br>Resolution 22-1967 | \$6,155,000 |
| 13               | Bond and Construction Management | Temporary Fire Station No. 41                                                                 | CX-PBW-2018-00007888<br>Resolution 22-1815 | \$200,002   |
| All              | Building Services                | Heating, Ventilation and Air Conditioning System Installation and Services at City Facilities | BSD-2020-00014776<br>Resolution 22-951     | \$5,600,000 |
| 7                | Building Services                | 2721 Municipal Street Project                                                                 | BSD-2022-00017896<br>Resolution 22-1589    | \$810,632   |
| 2                | Convention and Event Services    | Kay Bailey Hutchison Convention Center Dallas Elevator and Escalator Modernization Project    | CCT-2020-00013016<br>Resolution 22-639     | \$408,655   |

| <b>Council District</b> | <b>Department</b>    | <b>Project</b>                                                                        | <b>Contract ID / Council Resolution</b>      | <b>Amount</b> |
|-------------------------|----------------------|---------------------------------------------------------------------------------------|----------------------------------------------|---------------|
| 2                       | Economic Development | Pearl Lofts Project                                                                   | CX-ECO-2022-000108711<br>Resolution 22-1137  | \$6,544,249   |
| 2                       | Economic Development | Oaklawn Place Project                                                                 | CX-ECO-2022-00017808<br>Resolution 22-2000   | \$975,852     |
| 2                       | Economic Development | Pearl Improvement Project                                                             | CX-ECO-2022-00018722<br>Resolution 22-1136   | \$285,650     |
| 13                      | Park and Recreation  | Lighting of Five Soccer Fields at Harry S. Moss Park                                  | PKR-2022-00019564<br>Resolution 22-1670      | \$1,479,624   |
| 3                       | Park and Recreation  | Emerald Lake Dam Safety and Erosion Control Improvements Project                      | PKR-2021-00015532<br>Resolution 22-1669      | \$1,308,782   |
| 10                      | Park and Recreation  | Paul Dyer Administration Building                                                     | PKR-2022-00019020<br>Resolution 22-1172      | \$975,809     |
| 1                       | Park and Recreation  | Coombs Creek Trail Improvements from Bahama Drive to Davis Street Project             | PKR-2021-00018449<br>Resolution 22-1666      | \$926,665     |
| 10                      | Park and Recreation  | Willie B. Johnson Recreation Center in Hamilton Park                                  | PKR-2020-00012145<br>Resolution 22-1217      | \$560,432     |
| 5                       | Park and Recreation  | Crawford Park Pedestrian Bridge                                                       | PKR-2022-00019565<br>Resolution 22-1667      | \$154,722     |
| All                     | Public Works         | Heritage Materials LLC Contract Services – Increase Certificate of Obligation Funding | MASC-PBW-2019-00010986<br>Resolution 22-1051 | \$11,299,175  |
| 3                       | Public Works         | Street Reconstruction Group 17-3003                                                   | CX-PBW-2022-00018919<br>Resolution 22-1154   | \$4,015,910   |
| 4                       | Public Works         | Street Reconstruction Group 17-4005                                                   | CX-PBW-2022-00019255<br>Resolution 22-1542   | \$2,774,223   |
| 4                       | Public Works         | Bonnie View Road from Ann Arbor Avenue to Cummings Street                             | CX-PBW-2022-00018764<br>Resolution 22-1141   | \$2,503,548   |
| 2, 4                    | Public Works         | Alley Reconstruction Group 17-1488                                                    | CX-PBW-2022-00019604<br>Resolution 22-1993   | \$2,363,597   |

| <b>Council District</b> | <b>Department</b>      | <b>Project</b>                                                                                                                       | <b>Contract ID / Council Resolution</b>    | <b>Amount</b>       |
|-------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------|
| 14                      | Public Works           | Street Reconstruction Group 17-1405                                                                                                  | CX-PBW-2022-00019522<br>Resolution 22-1550 | \$2,132,880         |
| Outside City Limits     | Public Works           | Conveyance of a Water Easement and a Temporary Construction Easement Containing a Total of Approximately 121,027 Square Feet of Land | PBW-2022-00018914<br>Resolution 22-768     | \$33,231            |
| Outside City Limits     | Public Works           | Conveyance of a Water Easement and a Temporary Construction Easement Containing a Total of Approximately 66,780 Square Feet of Land  | PBW-2022-00018912<br>Resolution 22-767     | \$21,254            |
| 1                       | Public Works           | Rosemont Safe Routes to School Project                                                                                               | CX-PBW-2022-00017989<br>Resolution 22-20   | \$6,894             |
| 2, 3, 10                | Transportation         | Traffic Signal Installation Group 9                                                                                                  | TRN-2022-00020225<br>Resolution 22-2096    | \$1,512,282         |
| Outside City Limits     | Dallas Water Utilities | Pump Station No. 1 at the Elm Fork Water Treatment Plant                                                                             | CX-DWU-2017-00003120<br>Resolution 22-2198 | \$280,613           |
| 9                       | Dallas Water Utilities | White Rock Lake Dam and Spillway Maintenance Improvements Project                                                                    | DWU-2022-00004228<br>Resolution 22-324     | \$543,031           |
|                         |                        | <b>Totals:</b>                                                                                                                       | <b>29</b>                                  | <b>\$61,463,861</b> |

**Exhibit 5:****In-Progress Projects as of June 30, 2025**

| <b>Council District</b> | <b>Department</b>                       | <b>Project</b>                                                                          | <b>Contract ID / Council Resolution</b>     | <b>Amount</b> | <b>Project Phase</b><br>(See page 12 for definitions) | <b>Estimated Completion Date</b> |
|-------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------|---------------|-------------------------------------------------------|----------------------------------|
| <b>2</b>                | Aviation                                | Crossfield Taxiways Project                                                             | CX-AVI-2021-00017287<br>Resolution 22-1114  | \$48,618,432  | Final Punch List                                      | Summer 2025                      |
| <b>1</b>                | Housing and Neighborhood Revitalization | Highpoint at Wynnewood at 1911 Pratt Street, Dallas, Texas 75224                        | Resolution 22-712                           | \$30,000,000  | Lease up Phase                                        | Winter 2025                      |
| <b>All</b>              | Public Works                            | 2022 Dallas Sidewalk Master Plan Improvements                                           | MASC-PBW-2022-00018490<br>Resolution 22-411 | \$13,887,150  | Construction Phase                                    | Summer 2025                      |
| <b>6</b>                | Public Works                            | Harry Hines Multimodal Connection from Webb Chapel Extension to Manana Drive            | PBW-2020-00017618<br>Resolution 22-906      | \$200,000     | Construction Phase                                    | Fall 2025                        |
| <b>7</b>                | Public Works                            | Alley Reconstruction Group 17-7002                                                      | CX-PBW-2022-00019320<br>Resolution 22-1410  | \$1,517,365   | Construction Phase                                    | Winter 2026                      |
| <b>5</b>                | Public Works                            | Street Reconstruction Group 17-5002                                                     | CX-PBW-2022-00019256<br>Resolution 22-1535  | \$4,698,759   | Construction Phase                                    | Winter 2025                      |
| <b>6</b>                | Public Works                            | Chalk Hill Road (North) from Interstate Highway 30 Frontage Road to Singleton Boulevard | CX-PBW-2022-00019525<br>Resolution 22-1547  | \$16,938,616  | Construction Phase                                    | Fall 2025                        |
| <b>11</b>               | Public Works                            | Alley Reconstruction Group 17-1102                                                      | CX-PBW-2022-00019562<br>Resolution 22-1520  | \$2,591,321   | In Service                                            | Winter 2025                      |
| <b>4</b>                | Public Works                            | The Bottom Phase II                                                                     | CX-PBW-2022-00019446<br>Resolution 22-1583  | \$4,285,255   | Construction Phase                                    | Winter 2025                      |

| <b>Council District</b> | <b>Department</b>     | <b>Project</b>                                                                                                            | <b>Contract ID / Council Resolution</b>    | <b>Amount</b> | <b>Project Phase</b><br>(See page 12 for definitions) | <b>Estimated Completion Date</b> |
|-------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------|-------------------------------------------------------|----------------------------------|
| <b>4</b>                | Public Works          | Alley Reconstruction Group 17-4002                                                                                        | CX-PBW-2022-00019420<br>Resolution 22-1544 | \$1,653,450   | Construction Phase                                    | Winter 2025                      |
| <b>6</b>                | Public Works          | Target Neighborhood Group 17-6008                                                                                         | CX-PBW-2022-00019648<br>Resolution 22-1569 | \$2,484,327   | In Service                                            | Winter 2025                      |
| <b>14</b>               | Public Works          | Lamar Street Streetscape, Lamar Street from Wood Street to Elm Street                                                     | CX-PBW-2022-00019393<br>Resolution 22-1574 | \$5,058,058   | In Service                                            | Winter 2025                      |
| <b>3</b>                | Public Works          | Street Reconstruction Group 17-3004                                                                                       | CX-PBW-2022-00019704<br>Resolution 22-1625 | \$2,829,300   | In Service                                            | Winter 2025                      |
| <b>8</b>                | Public Works          | Street Reconstruction Group 17-8002                                                                                       | CX-PBW-2022-00019602<br>Resolution 22-1681 | \$2,817,726   | In Service                                            | Winter 2025                      |
| <b>6</b>                | Public Works          | Canada Drive from Westmoreland Road to North Hampton Road and South Canada Drive from Calypso Street to Canada Drive East | CX-PBW-2022-00019927<br>Resolution 22-1734 | \$23,237,641  | Construction Phase                                    | Winter 2025                      |
| <b>2, 9</b>             | Public Works          | Street Reconstruction Group 12-463                                                                                        | CX-PBW-2022-00019643<br>Resolution 22-1739 | \$6,489,720   | In Service                                            | Winter 2025                      |
| <b>All</b>              | Public Works          | 36-month Bridge Maintenance Project                                                                                       | CX-PBW-2022-00019776<br>Resolution 22-1913 | \$13,839,500  | Construction Phase                                    | Winter 2025                      |
| <b>1</b>                | Public Works          | Coombs Creek Trail Extension Project from JR Drive to Beckley Avenue                                                      | CX-PBW-2022-00019407<br>Resolution 22-1737 | \$3,852,763   | In Service                                            | Fall 2025                        |
| <b>7</b>                | Small Business Center | MLK Wellness Complex and Parking                                                                                          | CX-SBC-2022-00019558<br>Resolution 22-1396 | \$450,000     | Construction Phase                                    | Winter 2025                      |

| <b>Council District</b>  | <b>Department</b>      | <b>Project</b>                                                                 | <b>Contract ID / Council Resolution</b>   | <b>Amount</b> | <b>Project Phase</b><br>(See page 12 for definitions) | <b>Estimated Completion Date</b>      |
|--------------------------|------------------------|--------------------------------------------------------------------------------|-------------------------------------------|---------------|-------------------------------------------------------|---------------------------------------|
| <b>2</b>                 | Transportation         | Zaragoza Safe Routes to School Improvements                                    | TRN-2022-00018578<br>Resolution 22-1053   | \$342,743     | Construction Phase                                    | Fall 2025                             |
| <b>14</b>                | Transportation         | Dallas Union Bikeway Connector Project from Houston Street and Nowitzki Way    | TRN-2019-00011112<br>Resolution 22-940    | \$1,015,843   | External Review                                       | Completed<br>Awaiting<br>TxDOT Review |
| <b>6, 11, 13</b>         | Transportation         | Tornado-Damaged Signals Group 1                                                | TRN-2022-00019542<br>Resolution 22-1304   | \$1,255,550   | External Review                                       | Completed<br>Awaiting<br>TxDOT Review |
| <b>5, 6, 8</b>           | Transportation         | Traffic Signal Installation Group 10                                           | TRN-2022-00020226<br>Resolution 22-2098   | \$1,644,805   | Construction Phase                                    | Spring 2026                           |
| <b>3, 4, 10, 11</b>      | Transportation         | Traffic Signal Installation Group 11                                           | TRN-2022-00020227<br>Resolution 22-2099   | \$885,796     | Construction Phase                                    | Spring 2026                           |
| <b>1, 2, 4, 6, 7, 13</b> | Dallas Water Utilities | Rehabilitation of Water and Wastewater Mains and Appurtenances at 13 Locations | CX-DWU-2022-00018851<br>Resolution 22-394 | \$13,921,735  | Construction Phase                                    | Spring 2026                           |
| <b>1, 3, 4, 6, 8, 10</b> | Dallas Water Utilities | Installation of Erosion Control Improvements at 8 Locations                    | SDM-2022-00018770<br>Resolution 22-662    | \$5,886,800   | Closeout Paperwork                                    | Fall 2025                             |
| <b>4</b>                 | Dallas Water Utilities | Installation of Water and Wastewater Mains at Cardinal Drive                   | CT-DWU-716156CP<br>Resolution 22-323      | \$1,686,787   | Closeout Paperwork                                    | Winter 2025                           |
| <b>2, 14</b>             | Dallas Water Utilities | Storm Drainage and Water and Wastewater Main Improvements at Six Locations     | DWU-2019-00009200<br>Resolution 22-326    | \$199,809     | Design Phase                                          | Summer 2026                           |
| <b>7</b>                 | Dallas Water Utilities | Jim Miller Pump Station and Reservoir                                          | DWU-2022-00019253<br>Resolution 22-1052   | \$35,936,000  | Construction Phase                                    | Winter 2025                           |

| <b>Council District</b>       | <b>Department</b>      | <b>Project</b>                                                                                     | <b>Contract ID / Council Resolution</b>    | <b>Amount</b> | <b>Project Phase</b><br>(See page 12 for definitions) | <b>Estimated Completion Date</b> |
|-------------------------------|------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------|---------------|-------------------------------------------------------|----------------------------------|
| <b>Outside City Limits</b>    | Dallas Water Utilities | Relocation of a 48-inch Diameter Water Transmission Pipeline along Ranchview Drive and Ranch Trail | CX-DWU-2020-00014021<br>Resolution 22-1165 | \$695,156     | On-hold due to litigation <sup>1</sup>                | Winter 2027                      |
| <b>9</b>                      | Dallas Water Utilities | Raw Water System Facilities Located at Lake Ray Hubbard                                            | CX-DWU-2022-00019291<br>Resolution 22-1320 | \$32,082,400  | Construction Phase                                    | Fall 2025                        |
| <b>All</b>                    | Dallas Water Utilities | Installation of Permitted Wastewater Service                                                       | DWU-2021-00016195<br>Resolution 22-1378    | \$2,598,950   | Construction Phase                                    | Fall 2025                        |
| <b>1, 3, 4, 11, 14</b>        | Dallas Water Utilities | Installation of Water and Wastewater Mains at 16 Locations                                         | CX-DWU-2020-00014187<br>Resolution 22-1433 | \$1,406,088   | Closeout Paperwork                                    | Fall 2025                        |
| <b>2, 4, 6, 13, 14</b>        | Dallas Water Utilities | Installation and Rehabilitation of Water and Wastewater Mains at 15 Locations                      | DWU-2022-00019710<br>Resolution 22-1538    | \$10,985,770  | Construction Phase                                    | Winter 2025                      |
| <b>4, 5, 7, 8, 9</b>          | Dallas Water Utilities | Installation of Water and Wastewater Mains at 10 Locations                                         | CX-DWU-2022-00019862<br>Resolution 22-1628 | \$12,936,343  | Construction Phase                                    | Spring 2026                      |
| <b>Outside City Limits</b>    | Dallas Water Utilities | Elm Fork Water Treatment Plant Filter Complex Project, Phase 1                                     | DWU-2022-00019925<br>Resolution 22-1641    | \$155,100,000 | Construction Phase                                    | Winter 2026                      |
| <b>6, Outside City Limits</b> | Dallas Water Utilities | Dallas Water Utilities Water Treatment Plants                                                      | CX-DWU-2022-00019866<br>Resolution 22-1659 | \$20,001,590  | Construction Phase                                    | Winter 2026                      |
| <b>2</b>                      | Dallas Water Utilities | Cadiz Street and Riverfront Boulevard Bridge Improvements                                          | SDM-2022-00019652<br>Resolution 22-1865    | \$22,718,718  | Construction Phase                                    | Summer 2027                      |

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<sup>1</sup> The project is in the process of being re-bid due to a legal dispute with the current contractor.

| <b>Council District</b>                   | <b>Department</b>      | <b>Project</b>                                                           | <b>Contract ID / Council Resolution</b>    | <b>Amount</b>        | <b>Project Phase</b><br>(See page 12 for definitions) | <b>Estimated Completion Date</b> |
|-------------------------------------------|------------------------|--------------------------------------------------------------------------|--------------------------------------------|----------------------|-------------------------------------------------------|----------------------------------|
| <b>1, 2, 4, 5, 6, 7, 8, 12, 14</b>        | Dallas Water Utilities | Installation of Water and Wastewater Mains at 32 Locations               | CX-DWU-2022-00020026<br>Resolution 22-1733 | \$21,319,817         | Construction Phase                                    | Spring 2026                      |
| <b>2</b>                                  | Dallas Water Utilities | Installation of Water and Wastewater Main Improvements at Five Locations | CX-DWU-2022-00019816<br>Resolution 22-1700 | \$11,486,301         | Construction Phase                                    | Spring 2026                      |
| <b>1, 2, 4, 5, 6, 7, 8, 9, 10, 13, 14</b> | Dallas Water Utilities | Installation of Water and Wastewater Mains at 26 Locations               | CX-DWU-2020-00013568<br>Resolution 22-2033 | \$1,962,835          | Closeout Paperwork                                    | Winter 2025                      |
|                                           |                        | <b>Totals:</b>                                                           | <b>41</b>                                  | <b>\$541,519,219</b> |                                                       |                                  |

### Project Phase Definitions:

- Closeout Paperwork - Department is completing the paperwork to close out the project.
- Construction Phase – Project is currently being constructed.
- Design Phase – Project is currently being designed.
- External Review – Awaiting Texas Department of Transportation review.
- Final Punch List – Department is finalizing the checklist to make sure project completion meets City guidelines.
- In Service – Project is in service, department awaiting final invoice for project close out.
- Lease up Phase – Project is nearly complete and has begun the leasing process.
- On-hold due to litigation – Project is partially complete but on hold until the legal dispute between the contractor and the City is resolved.

## Methodology

The audit methodology included: (1) interviewing personnel from the City Manager's Office Agenda Team and other city departments; (2) reviewing policies and procedures, the Texas Local Government Code, applicable Administrative Directives; and (3) selecting a complete population of all construction projects approved by the Dallas City Council during the six months from May 1, 2022, through October 31, 2022, and tracing them through the City's accounting system CGI Advantage and then contacting the responsible departments to verify the status of construction projects as of June 30, 2025. In addition, all five components of Standards for Internal Control in Federal Government were considered.

We conducted this performance audit in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based upon our audit objective. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objective.

## Major Contributors to the Report

William King, MS Accounting – In-Charge Auditor

Anatoli Douditski, MPA, CIA, CFE, ACDA – Engagement Manager

## Appendix A: Management's Response

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### Memorandum



DATE: November 14, 2025

TO: Mark S. Swann – City Auditor

SUBJECT: Response to the Audit of Council Agenda Construction Appropriations Performance

This letter acknowledges the City Manager's Office received the *Audit of Council Agenda Construction Appropriations Performance*.

The report shows that all construction contracts approved by Council between May 2022 and October 2022 were either complete (41%) or underway (59%) as of June 30, 2025. No findings or recommendations were noted within the audit report.

The City Manager's Office appreciates the professionalism and work of the City Auditor in this engagement.

Please let me know if you need additional information.

Service First, Now!

Kimberly Bizzor Tolbert  
City Manager

- C: Jack Ireland, Chief Financial Officer  
Dominique Artis, Chief of Public Safety  
Robin Bentley, Assistant City Manager  
Liz Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager  
Donzell Gipson, Assistant City Manager  
Dev Rastogi, Assistant City Manager