

Memorandum



CITY OF DALLAS

DATE April 21, 2026
HONORABLE MEMBERS OF THE FINANCE COMMITTEE: Chad West (Chair), Kathy Stewart
TO (Vice Chair), Zarin Gracey, Maxie Johnson, Jesse Moreno, Jaime Resendez, Gay
Donnell Willis
SUBJECT **April 22, 2026, City Council Agenda Items #25. 26-1180A: Authorize Payment of
Invoices to Dalworth Restoration, Inc., for Disaster Recovery Services**

This memorandum provides details on an upcoming Council Agenda item. On April 22, 2026, City Council will consider and item to authorize payment of outstanding invoices for emergency water mitigation, and payment of an invoice for content storage and move-back services, to Dalworth Restoration, Inc.

On January 23, 2026, Dallas experienced a severe winter weather event that brought ice, sleet, and snow to the metroplex. Daytime temperatures dropped into the teens, with overnight lows and windchill dropping even lower. The prolonged freezing temperatures caused pipes to freeze and burst at numerous City-owned facilities which required the use of water extraction services under the existing contract. Among the affected facilities, three locations suffered significantly extensive damage: 7800 Stemmons, Kleberg-Rylie Branch Library, and an Office of Arts and Culture storage facility at Hensley Field.

7800 Stemmons, located at 7800 North Stemmons Freeway, sustained water intrusion across five floors due to a broken roof drain on the 10th floor. Immediate water mitigation services were required to prevent mold growth and structural damage to the building, with the cost totaling \$80,000.00.

The Kleberg-Rylie Branch Library, located at 1301 Edd Road, experienced a burst fire sprinkler pipe that flooded the entire facility. Carpet tiles, books, and furniture had to be removed from the facility for drying and storage while water mitigation was performed. Due to the extent of the damage, the facility requires design and reconstruction services, as well as extended storage of furniture and contents until design and construction is completed in the fall of 2026. The cost for contents removal, drying and water mitigation for the Library was \$247,941.51, and the charge for storage through November 30, 2026, and return of contents is estimated at \$63,999.48.

The Office of Arts and Culture storage building, located at 101 Hensley Circle at Hensley Field, sustained significant damage from a burst pipe that flooded half of the facility. The damage required extensive water mitigation, and relocation of undamaged contents to the unaffected side of the facility, while damaged contents required removal, drying, and storage. While the cost for the removal, drying, storage and relocation of contents for this

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location was covered under the existing service agreement, the water mitigation services totaling \$65,000.00 in addition to the costs associated with the other two facilities, exceeded the amount remaining on the contract.

After providing water mitigation services for all the other facilities affected by the January weather event and the return of contents to the Hensley Field storage facility, the contract with Dalworth Restoration, Inc., will have less than \$40,000.00 available. Water mitigation services were required at numerous buildings to protect public property from unforeseen damage and resulted in expenses that exceed the contract limits. The procurement of these services falls under emergency procurement provisions outlined in Texas Local Government Code Section 252.022(a)(3), which exempts procurements necessary due to unforeseen damage to public property from the standard purchasing requirements of Chapter 252.

Should you have any questions, please contact me or John Johnson, Director of the Department of Facilities and Real Estate Management at 214-670-0196.



Donzell Gipson
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors