Memorandum

CITY OF DALLAS

DATE November 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **"Spend it in Dallas" Marketing Campaign Update**

The purpose of this memorandum is to provide an update on an important citywide initiative. The City of Dallas, in partnership with Visit Dallas, is launching the "Spend It in Dallas" campaign. **This campaign will launch on Thursday, November 27, ahead of the holidays, to encourage residents, visitors, and businesses to invest in our city by spending their time, experiences, and dollars locally.**

The "Spend it in Dallas" campaign is being launched in collaboration with the City of Dallas, Visit Dallas, and with support from Downtown Dallas Inc., Uptown Dallas, Inc, and creative agency partners. The multi-platform, bilingual rollout will include digital, social, outdoor, streaming, and neighborhood-targeted assets. Creative assets will highlight everyday Dallas experiences, local business owners, and the vibrant culture that makes Dallas unique.

As part of this campaign, Visit Dallas has created a landing page housing key informational and emotional drivers, targeting visitors and Dallasites alike to support local Dallas businesses which will include:

- Reasons why supporting local businesses matters and why shopping in Dallas is beneficial.
- Neighborhood Map describing the different, vibrant centers around the City of Dallas.
- Spotlights of local business owners from different Dallas neighborhoods.

In addition to local outreach, the Visit Dallas team is supporting this initiative with out-of-market, paid advertising as well as through promotion on their own channels. The campaign will amplify Dallas' shopping appeal on a national scale through coordinated print, digital, native and social placements, encouraging visitation and holiday spending which ultimately supports local businesses.

Please feel free to recommend local businesses within your respective council districts for inclusion in Visit Dallas' new webpage by emailing Jennifer Walker, SVP & Chief Marketing Officer, with Visit Dallas at Jennifer.walker@visitdallas.com.

Collateral materials will be shared with you early next week to support promotion of the campaign. We encourage you to share these materials through newsletters, social media, and other outreach to constituents.

If you have any questions or concerns, please contact Ahmad Goree, Chief of Staff to the City Manager, at Ahmad.Goree@dallas.gov.

Service First, Now!

Kimberly Bizor Tolbert
City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
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Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum

CITY OF DALLAS

DATE November 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Community Engagement Meeting Schedule – FY 2026-27 HUD Consolidated Plan Budget**

During the month of January 2026, Budget & Management Services (BMS) and the Community Development Commission (CDC) will host three (3) virtual, one (1) hybrid, and two (2) in-person Community Engagement Meetings for the FY 2026-27 Consolidated Plan Budget for the U.S Department of Housing and Urban Development (HUD) grant funds. These meetings will encourage participants to provide their input on the potential uses for the HUD grant funds. The Consolidated Plan grants include Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The City of Dallas' Citizen Participation Plan (CPP) for HUD grants requires a minimum of six (6) public meetings be held during the development phase of the Consolidated Plan Budget. HUD rules allow hybrid meetings and Telephone Town Hall Meeting (TTHM) in lieu of in-person public meetings to fulfill public meeting requirements. The Community Engagement meetings have experienced a significant increase in resident participation through virtual meetings and TTHM.

The CDC has proposed meeting dates and times, as provided on the attached flyer. The public meeting information is available on the attached flyers and have been translated in English, Spanish, Vietnamese, Korean, Chinese, and Amharic. The CDC communication plan for outreach efforts recommends placement of advertisements in the following newspapers: The Dallas Morning News and other multi-cultural publications. City Staff will coordinate with City departments to ensre public notices are available through recreation centers, the libraries, the City's webpage, social media, and the Dallas City News Network channel. BMS staff will also work with the Office of Communication & Customer Experience /311 (CCX) to ensure a wide distribution of the flyer to homeowners and neighborhood associations, partnering non-profits, religious organizations, and free PSA opportunities.

To allow sufficient time to ensure all efforts are in place prior to the first public meeting scheduled for January 8, 2026, City Council members are welcome to offer additional recommendations to enhance outreach by December 4. Please communicate outreach

recommendations to Chan Williams, Assistant Director of Budget & Management Services.

Please let me know if you need additional information.

Service First, Now!

Jack Ireland
Chief Financial Officer

Attachment

c: Community Development Commission
Kimberly Bizor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
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City of Dallas | Budget & Management Services

City-Wide Community Engagement Meetings

for the U.S. Department of Housing & Urban Development Grant Funds

JOIN US TO LEARN MORE ABOUT THE DEVELOPMENT OF THE FY 2026-27 CONSOLIDATED PLAN BUDGET

Your opinion is important to us! Attend one of our upcoming in-person or virtual meetings and give feedback in person and/or through the survey. You can share your thoughts on which community programs should receive federal funding by completing the survey via the QR code above or the provided web link below.

Current Funding Supports

Low-income neighborhood improvements:
"How can we enhance your neighborhood to make it a better place to live?"

Homebuyers down payment assistance:
"What programs can help you buy your first home?"

Youth & Senior programming:
"How can we better support the youth and seniors in our community?"

Homelessness prevention & rapid re-housing:
"How can we work together to prevent homelessness in our community?"

Housing & support for persons with HIV/AIDS:
"How can we create a more inclusive and supportive community for people with HIV/AIDS?"

Home repair assistance:
"Is your home in need of repairs but you don't know where to start?"

Complete the survey here! **bit.ly/neighborhoodpm**

Public Meetings

Thursday, January 8, 2026 | 7 PM
Hybrid Meeting
Dallas City Hall 1500 Marilla St. Room 6ES

Monday, January 12, 2026 | 10 AM
In-person
Marcus Annex Recreation Center
2910 Modella Ave. Dallas, TX 75229

Tuesday, January 13, 2026 | 12 PM
Virtual Meeting
bit.ly/neighborhoodpm (HOPWA Focus)

Tuesday, January 13, 2026 | 5 PM
Virtual Meeting
bit.ly/neighborhoodpm

Thursday, January 15, 2026 | 6 PM
In-Person Meeting
Harry Stone Recreation Center
2403 Millmar Dr. Dallas, TX 75228

Thursday, January 22, 2026 | 6 PM
Tele-Town Hall Meeting
English: (888) 400-1 932
Spanish: (888) 400-9342

GRANTS ADMINISTRATION

Questions? Contact: ofscommunitydevelopment@dallas.gov
or call (214) 670-4557

@DallasCommDev

City of Dallas | Budget & Management Services

Reuniones Comunitarias de la Ciudad de Dallas

sobre fondos federales del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD)

ACOMPÁÑANOS PARA CONOCER MÁS SOBRE LA ELABORACIÓN DEL PRESUPUESTO DEL PLAN CONSOLIDADO DEL AÑO FISCAL 2026-2027. ¡Tu opinión es importante! Participa en una de nuestras próximas reuniones comunitarias presenciales o virtuales y comparte tus comentarios en persona o mediante la encuesta. Comparte tu opinión sobre qué programas comunitarios deberían recibir fondos federales completando la encuesta a través del código QR o el enlace que aparece abajo.

Financiamiento vigente

Mejoras en vecindarios de bajos ingresos:
"¿Cómo podemos mejorar tu vecindario para que sea un mejor lugar para vivir?"

Asistencia con el pago inicial para compradores de vivienda:
"¿Qué programas pueden ayudarte a comprar tu primera casa?"

Programas para jóvenes y personas mayores:
¿Cómo podemos apoyar mejor a los jóvenes y a las personas mayores de nuestra comunidad?

Prevención de la falta de vivienda y realojamiento rápido:
"¿Cómo podemos trabajar juntos para prevenir la falta de vivienda en nuestra comunidad?"

Vivienda y apoyo para personas con VIH/SIDA:
"¿Cómo podemos crear una comunidad más inclusiva y solidaria para las personas con VIH/SIDA?"

Asistencia para reparaciones del hogar:
"¿Tu casa necesita reparaciones y no sabes por dónde empezar?"

Reuniones comunitarias

Jueves, 8 de enero de 2026 | 7 PM
Reunión híbrida
Dallas City Hall 1500 Marilla St. Room 6ES

Lunes, 12 de enero de 2026 | 10 AM
Reunión presencial
Marcus Annex Recreation Center
2910 Modella Ave. Dallas, TX 75229

Martes, 13 de enero de 2026 | 12 PM
Reunión virtual
bit.ly/neighborhoodpm (HOPWA Focus)

Martes, 13 de enero de 2026 | 5 PM
Reunión virtual
bit.ly/neighborhoodpm

Jueves, 15 de enero de 2026 | 6 PM
Reunión presencial
Harry Stone Recreation Center
2403 Millmar Dr. Dallas, TX 75228

Jueves, 22 de enero de 2026 | 6 PM
Reunión comunitaria telefónica
Inglés: (888) 400-1 932
Español: (888) 400-9342

Responde la encuesta aquí **bit.ly/neighborhoodpm**

Gestión de Subvenciones

¿Tienes preguntas? Comunícate a: ofscommunitydevelopment@dallas.gov
o llama al (214) 670-4557

@DallasCommDev

Memorandum

DATE November 21, 2025

CITY OF DALLAS

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-Up to November 17, 2025, Quality of Life, Arts and Culture Committee Meeting (Briefing D – Aligning Dallas City Code Chapter 17 with Senate Bill 1008 and the Texas Food Establishment Rules)**

The purpose of this memorandum is to provide additional information related to Briefing Item D. *Aligning Dallas City Code Chapter 17 with Senate Bill 1008 and the Texas Food Establishment Rules.* On December 10, 2025, the City Council will consider an ordinance amending Chapter 17, "Food Establishments", of the Dallas City Code to align local provisions with Senate Bill 1008 and the Texas Food Establishment Rules (25 TAC Chapter 228), as administered by the Texas Department of State and Health Services (DSHS).

1. Background and Current Framework

- In 2016, the City Council amended Chapter 17 to incorporate the 2015 Texas Food Establishment Rules (TFER), which aligned with the 2013 FDA Food Code.
- Pursuant to SB 1008, the proposed ordinance amendment level-sets Dallas City Code, Chapter 17, by moving away from the outdated 2015 TFER to the current statewide standards of 2021 TFER, aligning with the State model.

2. Operational Impact on Food Operators

- No change to Dallas's risk-based inspection program.
- No change to inspection methods, scoring, or reinspection protocols.
- No change to customer service practices, complaint response, or educational support.
- No new City-created requirements; the update aligns Dallas with the State-adopted 2021 TFER and 2017 FDA Food Code.

3. Benefits of Adopting the 2021 Texas Food Establishment Rules (TFER)

- Aligns Dallas with the most current State-adopted food safety standards, ensuring consistency across Texas jurisdictions.
- Incorporates updated, science-based public health best practices from the 2017 FDA Food Code.
- Reduces regulatory confusion by eliminating obvious discrepancies between Dallas's 2015-based code and the State's current 2021 requirements.
- Strengthens legal defensibility of inspections and enforcement actions through reliance on the State's most up-to-date regulatory framework.
- Enhances inspector training and field standardization through modernized definitions and clarified provisions.

- Supports risk-based inspection workflows by refining regulatory gaps present in the 2015 version.
- Retires outdated definitions and variances, creating a cleaner, clearer, and more enforceable "Food Establishment" code.
- Improves consumer confidence by demonstrating the City's commitment to current, science-based food safety practices.
- Positions Dallas for future "dynamic adoption," allowing seamless incorporation of subsequent State updates without delay, ordinance revisions, or need for Omnibus.
- Affirms Dallas's existing structure in which standard food establishment permits are issued on an annual basis, while aligning the underlying framework of those annual permits with State requirements.
- Introduces a new annual Temporary Event Permit that provides a cost-effective option for operators who participate in multiple events each year, for one low cost.
- Provides a single-event temporary food permit at a substantially reduced cost, representing a 76% decrease from the current City rate and lowering financial barriers for small and emerging vendors, to include no daily charges up to 14 days.
- Expands access to temporary food operations and supports neighborhood events, festivals, and local entrepreneurship.

4. Fees, SB 1008, and Stakeholder Impact

- Dallas will assess all permit fees annually at the State's base fee level, consistent with SB 1008 and the 2021 TFER framework.
- The 120% fee option remains available but may only be invoked when the City determines that public safety and staffing needs justify the increase after documented public input, or one annual meeting.
- Dallas's primary food establishment permits—Retail Food Establishment Permits—will transition to the State's income-based structure, which assigns fees according to gross annual sales:
  - **$0–$49,999**: lower base fee tier
  - **$50,000–$149,999**: middle fee tier
  - **$150,000+**: upper fee tier
- This replaces Dallas's square-footage and risk-based fee model, which can result in inequitable scaling for small or emerging establishments.
- The State's income-based model provides greater equity for small operators, aligns Dallas with statewide norms, ensures transparent fee calculations, and reduces administrative complexity for businesses operating in multiple jurisdictions.

Servic+B2:E28e Name	Current City Fees	Texas DSHS Fees	
7490- Annual Inspection Fee Level I 1-2,000 sq. ft. -	$284	$258	Assume annual sales between $0 and $49,999.99.
7490- Annual Inspection Fee Level I >2,000 sq. ft. -	$311	$258	Assume annual sales between $0 and $49,999.99.
7490- Annual Inspection Fee Level II 1-2,000 sq. ft. -	$284	$515	Assume annual sales of $50,000 to $149,999.99.
7490- Annual Inspection Fee Level II >2,000 sq. ft. -	$309	$515	Assume annual sales of $50,000 to $149,999.99.
7490- Annual Inspection Fee Level III 1-2,000 sq. ft. -	$469	$773	Assume annual sales of $150,000 or more.
7490- Annual Inspection Fee Level III >2,000 sq. ft. -	$514	$773	Assume annual sales of $150,000 or more.
7527 – Mobile Kiosk/Coffee Cart Inspection Fee	$407	$258	
7493 – Temporary Food Vendor Permit - Single Event	$217	$52	
7493 – Temporary Food Vendor Permit - Multiple Events	$0	$200	
7493 – Temporary Food Vendor Permit (each Event Day) -	$28	$0	
7493 – Temporary Food Vendor Permit (Neigh. Farmers' Market) -	$100	$100	
7493 – Temporary Food Vendor Permit (P&R Concessionaire) -	$356	$200	
7493 – Temporary Food Vendor Permit (School Stadium Concess.) -	$388	$125	
7468 – Food Permit Application Fee -	$198	$0	
7486 – Food Permit (Name Change Fee) - same ownership	$220	$125-$375	
Late Fee	$200	$100	
Re-Inspection Fees	$192	$150	
Pre-Closure Fee	$158	$0	

5. Ordinance Mechanics: Redline, Additional Requirements, Dynamic Adoption

- Removes duplicative or outdated "additional requirements" in the existing Chapter 17.
- Adopts the 2021 TFER and 2017 FDA Food Code by reference, enabling dynamic adoption of future State updates.
- Maintains Dallas's authority to administer inspection and enforcement programs within the boundaries of State law.

6. Summary

- This update moves Dallas from the 2015 TFER (2013 FDA Food Code) to the 2021 TFER (2017 FDA Food Code), with dynamic adoption to remain current henceforth.
- Operators will see no operational changes; the update modernizes standards while preserving existing delivery service.
- Fees remain aligned with SB 1008 and DSHS through the State's income-based permit structure.
- New, cost-affordable temporary event permit options.
- The updated ordinance and fee schedule streamline Chapter 17 while maintaining strong public health protections.

If there are additional questions, please contact Code Compliance Director, Chris Christian at 214-670-3118 or chris.christian@dallas.gov

Service First, Now!

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Assistant City Manager

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Memorandum

CITY OF DALLAS

DATE November 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-Up Responses to November 17, 2025, Quality of Life, Arts and Culture Committee Meeting (Briefing Memorandum J – AI-Powered Camera Technology Contract)**

The purpose of this memorandum is to provide follow-up responses to questions asked during the November 17, 2025, meeting of the Quality of Life, Arts & Culture Committee regarding Briefing Memorandum J. Upcoming Agenda Item: AI-Powered Camera Technology Contract. This item will be considered by the City Council on December 10, 2025. It authorizes a three-year service contract with a one, one-year renewal option with City Detect for the purchase, installation, training and support of AI-powered camera technology for the Department of Sanitation and Code Compliance Services for an estimated amount of $2,556,000.

Who programs the cameras and how are they programmed?
City Detect programs and configures the cameras and AI system based on the operational needs defined by the City of Dallas. The system is trained using a broad variety of real-world examples, including different seasons, building styles, neighborhoods, lighting, weather conditions, and geographic areas, to ensure accuracy across the entire city and to avoid biased or inconsistent results.

What is the camera resolution?
The cameras capture images at 1920p x 1080p resolution. They have a fixed focal length, which means they do not support any zoom capability. Facial and license plate blurring is enabled to support privacy protections.

Do the cameras have a zoom-in feature?
The cameras cannot zoom because the lens is fixed and does not allow optical or digital zooming.

How long is data retained and who maintains it?
City Detect maintains the data for the duration of the contract. The City of Dallas may download and retain the data during the term of the agreement and for 90 days following its termination.

Where will the data be stored?
All data will be stored in secure cloud storage located within the United States.

Can the data be obtained through a subpoena or open-records requests?
City Detect will respond only to requests that the City explicitly authorizes. Any open-records requests or subpoena-related requests will follow existing City governance, legal processes, and standard public information protocols.

Can the Dallas Police Department access the camera data?
No. The Dallas Police Department will not have direct access. The contract is solely between Sanitation Services and Code Compliance.

Will the data be used for civil lawsuits?
That is not the intended use of the system. Staff will follow established City policy regarding any requests for data through the open records process.

Does the cost include all expenses?
Yes, the contract includes the cost of purchase, installation, maintenance, warranty, and replacement support. Further clarification of the contract structure is provided below:

- This is a three-year contract for an estimated amount of $2,556,000, subject to annual City Council appropriations.
- The contract cost is $852,000 per year, which includes 100 cameras and all associated technology, installation, data services, maintenance, warranty, and replacement support.
- The City may terminate the contract with 10 days' written notice at any time, without penalty.
- The contract is therefore a service-based, fully inclusive technology agreement and not a per-camera equipment purchase model.

Should you have any questions, please contact Code Compliance Director, Chris Christian at 214-670-3118 or chris.christian@dallas.gov or Sanitation Director, Cliff Gillespie at clifton.gillespie@dallas.gov

Service First, Now!

Alina Ciocan
Assistant City Manager

c: Kimberly Bizor Tolbert, City Manager
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Memorandum

CITY OF DALLAS

DATE November 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **2017 Dallas City Hall *Facility Condition Assessment (FCA)* Report**

The following information, along with the attached report, is being shared for the City Council's awareness and to ensure full transparency. This is the same material that has recently been requested through multiple Open Records Requests and will be provided in response to current and future requests.

Please find attached the AECOM provided 2017 Dallas City Hall Facility Condition Assessment (FCA) Report.

Final Report Summary

- Inspection of the facility occurred between September 26-29, 2016, with final report received on October 19, 2018.

- Identified replacement and deficiency rough order of magnitude cost estimates*, as identified below:

    - Replacement cost estimate: $92,868,813

    - Total Deficiency Repair cost estimates: $18,899,043

        - Primary repair deficiency contributors**:
            - Electrical: $15,655,691
            - Fire Protection: $ 994,109
            - Flooring: $ 509,506
            - Roofing: $ 495,053

*According to AECOM, "Rough Order of Magnitude (ROM) cost estimates take into consideration top-level, general estimates and are provided when scope and specific requirements have not been defined and have a projected accuracy of -25% to +50% (i.e., actual costs may be 25% lower or 50% higher than estimate)."

**Please note that the 2017 Facility Condition Assessment of City Hall did not include any water-infiltration assessments, testing, or cost estimates. It also did not include structural analysis, engineering review, or related estimates. As a result, the original repair cost figures do not account for potential expenses associated with either of these major systems.

Furthermore, as noted in the attached document within the Cost Estimation Approach section, the estimates provided did not include design/planning, code compliance requirements, or addressing unknown hazardous materials removal.

If you have any questions, please contact Brian Thompson, Assistant Director, Facilities and Real Estate Management at brian.thompson@dallas.gov.

Donzell Gipson
Assistant City Manager

[Attachments]

c: Kimberly Bizor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
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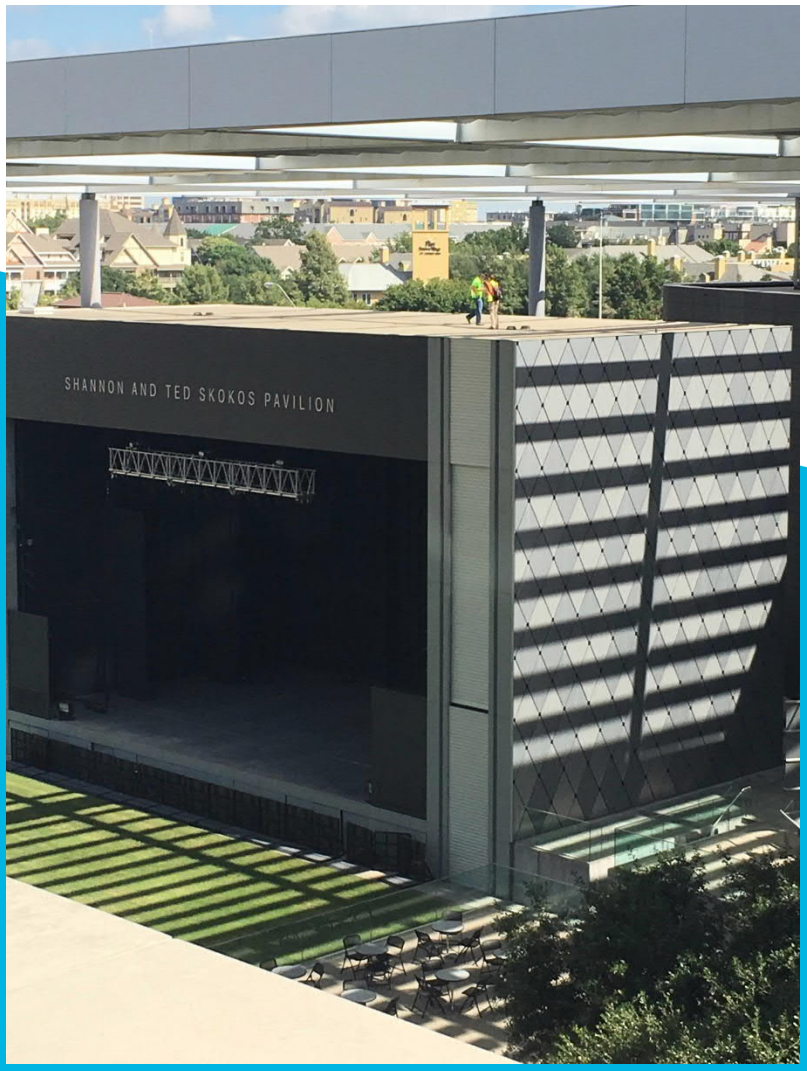


Facility Condition Assessments

City of Dallas

City of Dallas

AECOM

Final
October 19, 2018

Cost Estimation Approach

Upon completion of the facility condition assessments, the AECOM team estimated costs for the resolution of identified system deficiencies. The approach used for estimate development is intended for budgetary planning and future project prioritization. Our cost data is obtained through AECOM's partnership with RSMeans, which keeps the data up-to-date and adjusted to changing market conditions. The budgetary cost estimates for facility system deficiencies were developed using RSMeans based costs.

The cost estimates provided within this report should only be construed as preliminary, rough order of magnitude budgets. Actual costs will vary from the assessor's opinions of costs depending on considerations such as the type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work, quality of contractor, market conditions, and whether competitive pricing is solicited, etc. These costs do not include unknown hazardous materials removal or evaluation of other costs that were not a part of this study.

Rough order of magnitude estimation takes into consideration top-level, general estimates and is provided when scope and specific requirements have not been defined. All planning-level estimates included within the report were based on zero percent design. The correlation of the accuracy of an estimate is directly proportional to the level of project definition. As such, preliminary ROM estimates based on little to no scope definition have a wider range of projected accuracy. The table below identifies typical expectations for the accuracy of ROM estimates.

Table 2. ROM Estimating

Topic	Planning
Estimate Type	Rough Order-of-Magnitude
Level of Project Definition	0 to 10%
Accuracy Range Goal	- 25% to +50%

As projects are further planned, it is highly recommended that detailed feasibility and design efforts be completed to specifically identify required actions, determine scope and necessary code compliance requirements, as well as identify the most efficient implementation approach. These actions will better inform estimated project costs and greatly increase the viability of projected funding requirements.

Dallas City Hall Summary

Address	1500 Marilla Street Dallas, TX 75201
Building Purpose	Dallas City Hall
Original Year of Construction	1977
Building Area	771,000 SF of building+ 752,000 SF of parking garage = 1,523,000 SF Total
Inspection Date	September 26-29, 2016
Inspection Conditions	Partly Cloudy with Rain on September 26 and 80° F, Sunny on September 29

Introduction

The Dallas City Hall is located at 1500 Marilla Street in Dallas, Texas. It was established in 1977. This facility is a single, permanent facility whose main use is for the seat of the Dallas municipal government. This report addresses both the building and the below grade parking garage. Feedback and requested upgrades from facility staff should be considered when performing repair or replacement work at this location

System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

Subsystem	Condition and Deficiency Overview	System Condition Rating
B20 Exterior Enclosure		
Exterior Walls	The exterior walls consist of exposed cast-in-place concrete with a sand blasted/acid etched finish. The north façade/wall of the building is battered or angled at 35 degrees as each floor is cantilevered over top of the floor below. Deficiencies noted included weathered, stained and discolored concrete on the south and ground floor facades. The aggregate in the concrete was observed to be more exposed in some locations due to erosion. Part of a concrete wall/beam at 1C-North had large areas of spalling at the bottom corner. The east wall at the top of the seventh floor roof had a sharp, acute, angle and showed signs of water staining and discoloration.	3 - Average
Exterior Windows	The exterior windows primarily consist of aluminum frames with fixed panel tinted/coated glazing. The clerestory windows at the high and low roofs are fixed aluminum frames, with what appears to be a painted finish. Windows are typically horizontal strips on the main east and west facades, interrupted by vertical strips of storefront windows or concrete walls between the main building areas at (A-B, D-E, and E-F). The exterior storefront windows at the west side of the building, near 1F-South are tall 2-story full height units with tinted/coated glazing and brown/bronze anodized aluminum mullions. Windows on the north side of building do not have the same tint/coating and are clear. Deficiencies noted included peeling paint finish at the upper and lower roof clerestory windows. Leaks were observed at a window near 4E-North. The strip windows on floors 2-4 at E-South were observed to be dirty and appeared to have damage from sun exposure. The south side exterior window frames were observed to have severe oxidation.	3 - Average
Exterior Doors	There are two primary public entries into the building. The main public entrance is located on the east side of the building and has fully glazed aluminum single leaf doors. The secondary public entrance is located at the southwest corner of the building and also consists of fully glazed aluminum doors two sets of aluminum motorized/powered, revolving, motion activated, triple divider doors. Recently both of these original entrances were reconfigured to provide a vestibule for screening building entrants for security purposes. Service entrance doors are single and double leaf aluminum doors with metal frames. This building has ten powered doors, consisting of: two automatic sliding glass doors at 1F-South and 1D-South, four revolving doors at 1A-North, 1A-South, 1F-North and 1-F-South, and four overhead metal roll-up doors located at the L1-East parking garage exit. L1-Nortwest door is old and looks to have some damage from vehicle cleaning impact on entrance side. Vertical tracks are worn and rusted at bottom where exposed to	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	water. All of these overhead roll-up doors are open grate coiling security doors except for the full coiling overhead door of the loading dock. Deficiencies noted included a broken revolving door at 1F-South and one of the triple dividers was observed to be off its supporting track. Some panels of the ground level storefront on the south side of the building appeared to be brass and severely weathered and tarnished. The functionality and operability of all of the doors could not be verified.	
B30 Roofing		
Roof	The roof of the building consists of three distinct areas and types of roofing. The majority of the building's roof construction, for both the upper and lower roof areas, is built-up roofing with some small areas of modified bitumen covered with gravel and rock ballast. The barrel vault roofs are covered with a liquid elastomeric membrane. The roof is assumed to have been installed around 1997 based upon facility feedback. Other roofing features include area drains, flashing, equipment and antenna supports, and skylights. Deficiencies noted included leaking skylights over the main emergency egress stair towers on the north side of the building, and one skylight cover was observed to be missing and the opening was covered with plywood, plastic sheeting, and duct tape. Most of the low roof areas were observed to have ponding water and missing/worn ballast/gravel cover. The roof drains appeared to be clogged with roofing material. Significant ponding water was observed on the upper roof areas as well.	2 - Poor
C10 Interior Construction		
Interior Walls	The interior walls of the building consist primarily of exposed concrete. Level 8 is a mechanical penthouse, and the walls are exposed cast-in-place concrete. Room 7B-S south is another mechanical room, similar to mechanical penthouse on floor 8. The office area walls in 7D-North are mixture of finishes but the walls are primarily exposed reinforced concrete. The six story atrium of the main public lobby has access corridors comprised of exposed cast-in-place concrete with a sandblasted finish. Office at 4A-South had three types of wall construction: exposed concrete, painted gypsum board over steel stud wall framing, and interior storefront glazing. Levels 1-7's private/office areas consist of exposed concrete, painted gypsum board, and fabric/laminate covered demountable steel framed partitions. Walls near 4D-South were exposed concrete. Room 3D-South has full height interior glass partition walls. Most of the offices are next to the interior atrium and have partial height glass window walls overlooking the six story open atrium. There are full height glass partitions at the conference room in 6C-South. Corridor walls at 5D-North are full height frosted glass. The interior walls of the third floor data center are exposed concrete. The interior walls of the L2 parking garage are exposed concrete. The L2 F-South plumbing shop walls are exposed concrete. L 2 A-North mechanical	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	room walls are exposed concrete. Typically electrical closets are painted gypsum board over steel stud construction. Deficiencies noted included dirt/stained areas, small non-structural spalling on concrete walls, and wear at outside corners presumably from collisions. The gypsum board near 1B-South and 1C-South at the water fountain was observed to be damaged. Typical gypsum board deficiencies observed included wear and dirt marks, scuffs, and some damage like scratches and small gouges in drywall at narrow hallways between areas such as 6C-North and 6D-North. Exposed concrete walls of the L2 parking garage were observed to have significant water leaks at expansion joints. The concrete walls of the L1 F-North mechanical room were observed to be leaking water and had signs of efflorescence and staining. Interior walls of the plaza pool pump room were observed to be leaking significantly and had severe efflorescence and staining.	
Interior Doors	The majority of the interior doors are painted metal with additional painted wood and glass doors in some of the private office areas. Level 6 public access doors are painted metal. Interior doors at 1B-North are aluminum with full glass single leaf. 5A-North interior doors are painted metal. Door to electrical closet at 4D-South is painted wood and has metal closure hardware. Doors in south service corridor of L1E-South are metal with a plastic laminate covering. Interior doors of electrical closet at L2 A-South are painted steel doors. Doors in L2 Ups Room are painted metal double doors. Deficiencies noted included missing hardware at door 3C-South. The electrical closet and storage closet doors were observed to be sticking. The painted finish was observed to be dirty and worn like at L2 A-South.	3 - Average
Interior Specialties	The building has special interior construction throughout which includes metal and particle laminate lockers, cabinetry, cubicles, full height glass and fabric covered partitions, and built- in metal storage cabinets. Unique and localized specialties include the full height pivoting wood wall/partitions in the main lobby area. Deficiencies noted included aged, worn, dirty and stained fabric covered office partitions.	3 - Average
C20 Stairs		
Exterior Stairs	The building contains six sets of exterior/egress stairs. The stairs at all six locations are made of concrete-filled steel pan treads supported by steel channel stringers. Each of these egress stairs services every level of the building. The lower level L1 parking garage has three exterior stairs from the plaza on the north side of the building. Deficiencies noted included stained and dirty concrete on the stairs. The exterior stair near 5D-North to L1 parking was observed to have standing water at its lower level.	3 - Average
Interior Stairs	The building contains two sets of interior stairs. The main stair at the main entrance/lobby to the second level consists of open risers, and treads of	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	polished concrete terrazzo. The second stair of the building is in the city council chambers and consists of carped treads and risers and services levels three and four. No deficiencies were observed or reported at the time of the assessment.	
C30 Interior Finishes		
Interior Wall Finishes	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. Room 3D-South has full height interior glass partition walls. Most of the offices are next to the interior atrium and have partial height glass window walls. The interior walls of the L2 parking garage are exposed concrete. Typically electrical closets are painted gypsum board. Deficiencies noted included dirt/stained areas, small non-structural spalling on concrete walls, and wear at outside corners presumably form collisions. Typical gypsum board finish deficiencies observed included wear and dirt marks, scuffs, and some damage like scratches and small gouges in drywall at narrow hallways between areas such as 6C-North and 6D-North.	3 - Average
Interior Floor Finishes	The majority of the building's floor finish consists of carpet tiles. The data center and computer rooms have raised access floors. The restrooms typically consist of tile flooring. The kitchen spaces, breakrooms, and cafeteria have VCT flooring. Mechanical rooms, electrical closets, and other service areas have exposed concrete floors while some elevator equipment rooms and UPS room have epoxy paint flooring. The main entrance lobby and secondary entrances have polished concrete terrazzo flooring. Council chambers and adjacent areas have carpeting. The fitness center on L1 has rubber flooring. Deficiencies noted included aged, worn, dirty and stained carpet tiles. Public access areas, such as the corridors along the south side of level 1 were observed to be heavily worn and stained.	3 - Average
Interior Ceiling Finishes	The building's most common ceiling finish is the exposed concrete waffle slab of the building's structure. Some areas have suspended acoustical tile while other areas have painted gypsum board. The office at L1 B-South has perforated painted metal panels. Deficiencies noted included missing and damaged acoustical ceiling tiles and dirty and stained gypsum board.	3 - Average
D10 Conveying		
Elevators, Lifts, and Escalators	The building has a total of thirteen elevators; twelve of which are passenger elevators and one freight elevator. All of the elevators were observed with an inspection tag on the control equipment dated August of 2016 which meets annual requirements except where noted below in the deficiencies portion where some elevator inspection tags were last dated September of 2015. All of the elevator controls were on the 8th floor mechanical space.	3 – Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	Elevators 1, 2, 3, and 4 are passenger elevators that use a traction gearless system to service the nine floors of the building and each has a maximum weight capacity of 4,000 pounds. These elevators serve the eastern portion of the building. Elevators 5, 6, 7, and 8 are passenger elevators that use a traction gearless system to service the nine floors of the building and each has a maximum weight capacity of 4,000 pounds. These elevators serve the middle portion of the building. Elevators 9, 10, 11, and 12 are passenger elevators that use a traction gearless system to service the nine floors of the building and each has a maximum weight capacity of 4,000 pounds. These elevators serve the western portion of the building. Elevator 13 is a freight elevator that uses a traction gearless system to service the nine floors of the building and has a maximum weight capacity of 4,000 pounds. This elevator serves the middle portion of the building. The building also has a loading dock leveler at floor L2 in the basement parking garage. Deficiencies noted included the facility manager reporting that all elevators had issues that required repairs and continuous maintenance at least one every week. Passenger elevators 4, 7, and 12 were observed with an inspection tag last dated September of 2015 which expired the week of the assessment, and require annual inspections completed.	
D20 Plumbing		
Plumbing Fixtures	The building has public restrooms for men and women located on the east and west side of floors 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 near City Hall, adjacent corridors, and the Mayor's Office contain porcelain wall mount 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 floors 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 dish washer 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. Deficiencies noted include a loose cover at the drinking fountain found in 1A North. The drinking fountain found in between 5C and 5D was observed to have low water pressure, as well as the drinking fountain in 2F. Sinks were not found to contain insulation on the pipes below the sink, which is not ADA compliant. The drinking fountain found in the L1A south 311 call center sticks open causing water to continuously run. It was reported by facility staff that showers in the 911/fire dispatch are in need of due to leaks in the shower pans, leaving the drain to leak into the executive parking area.	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
Domestic Water Distribution	The plumbing system has a domestic water service feed from a brand new 750 MBH boiler and 120 gallon hot water storage tank located in the main mechanical room on the 6th floor and circulated by hot water distribution pumps located adjacent to the boiler. No deficiencies were observed or reported at the time of the assessment.	5 - Excellent
Other Plumbing	Other plumbing assets include roof drains that are located throughout the roof. Floor L2 Section A mechanical room contains a lift station with two 10HP pumps, a storm water sump with two 5HP pumps, and two 2HP emergency water pumps. Floor L2 F south shop area contains a lift station with two 10HP pumps and a storm water runoff sump with two 5 HP pumps. The parking garage contains three separate pump rooms, each containing two separate sump pumps with two 5 HP pumps each. Room 224 in garage L1 houses the main mechanical equipment for the pool including pumps, and filters, for the pool to the east of the building. This area contains two large sand filters and two 10HP pumps. Deficiencies noted include clogged roof drains. This results in a large amount of standing water on virtually every portion of the roof. The lift station on floor L2 section F was observed to have inadequate ventilation which caused the area to have a strong odor of sewage. One of the 10HP PUMPS servicing the exterior pool was observed to have a missing fastener holding on the clear Plexiglas filter cover, which had been repaired using a c-clamp. This c-clamp was heavily corroded. Failure of this piece would result in extreme water loss. It was reported by facility staff that the floor drains in the parking garage leak in various areas, some of the drain piping is cracked in the garage.	3 - Average
D30 HVAC		
Mechanical / HVAC	The major mechanical equipment consists of boilers, chillers, cooling towers, condensing units, air handling units (AHUs) to service all of the heating, ventilating, and air conditioning (HVAC) system. The first type of major mechanical equipment includes seven chillers located throughout the facility in various mechanical spaces. The first area containing chillers is the seventh floor mechanical space, which holds three 570-Ton chillers. Two of these chillers are act as the primary source of chilled water to cool the facility, while a third is considered a backup. A fourth and fifth units are 120-Ton reciprocating units located in the L1 South mechanical space below grade, and serves as a backup system to cool the 311, 911, and fire dispatch call centers. The sixth and seventh reciprocating chilled water units are 60-Ton units, located in the L1 West mechanical space which is an antiquated system no longer in use. The second type of major mechanical equipment includes two approximately 300-Ton cooling towers located on the roof. The facility contains eight direct expansion units serving split systems throughout the facility. These condensing units range in size from 4-Ton to 42.5-Ton units and are located in L2A south mechanical room or the uninterruptable power	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	supply equipment room. The facility contains two 12,550-MBH boilers which serve the facility with hot water for heating the facility, which are located in the main mechanical room on the 7th floor. The fifth major piece of the HVAC system is the thirty two air handling units throughout the facility. The facility contains thirty two air handling units which are located throughout the facility ranging in size from 5,000-CFM to 20,000-CFM. Twelve of these units are located in the main mechanical room on the 8th floor. The thirteenth air handling unit is an estimated 2000 CFM air handling unit serving the facility, located in the mechanical room 1A North. The fourteenth and fifteenth air handling units are approximately15,000-CFM air handling units serving the facility, located in the mechanical room B South. The sixteenth through nineteenth, air handling units are approximately 2000-CFM air handling units serving the facilities elevator mechanical spaces on the 7th floor. Each unit is located in the East Elevator, Central Elevator, West Elevator, and Freight Elevator areas respectively. The twentieth and twenty-first air handling units are an estimated 15,000-CFM air handling units serving the facility, which are both located in the mechanical room L1 East. The twenty-second through twenty-sixth air handling units range in capacity from an estimated 5,000-CFM to 15,000-CFM air handling units which serve the facility, and are both located in the mechanical room L1 South. The twenty-seventh air handling unit is an estimated 5000 CFM air handling unit serving the facility, located in the mechanical room L1N Corridor. The twenty-eighth air handling unit is an estimated 15000 CFM air handling unit serving the facility, located in the mechanical room L2A North. The twenty-ninth air handling unit is an estimated 15000 CFM air handling unit serving the facility, located in the mechanical room L2A North. The thirtieth air handling unit is an estimated 15000 CFM air handling unit serving the facility, located in the mechanical room L2FS. The thirty-first air handling unit is an estimated 5000 CFM air handling unit serving the facility, located in the mechanical room North. The thirty-second air handling unit is an estimated 5000 CFM air handling unit serving the facility, located in the mechanical room South. The last major mechanical equipment used are 47 industrial garage exhaust fans used to exhaust both levels of the underground parking area. Supplemental mechanical equipment for the HVAC system also includes five distribution pumps, two on floor 7, and three on floor 8 which range between 25 HP and 50 HP; which serve the radiant eating around the windows of the facility, as well as hot water distribution. The cold water distribution is handled by eight chilled water distribution pumps, ranging in size from 40 to 50HP, located in the main mechanical room on floor 7; which distributes water from three 570 TON chillers located in the 7th floor mechanical room. Two small 5kw unit heaters are located in the pool equipment mechanical space. Three large exhaust fans located on the roof ventilate the facility, baseboard heating is located around the	

Subsystem	Condition and Deficiency Overview	System Condition Rating
	perimeter of the facilities near the windows, and the data center contains two Liebert 20 ton CRAC units in bay B, five 20 ton CRAC units in bay C, and two 20 ton CRAC units in bay D. One unit in bay B and both units in bay D have been abandoned in place. These units each run off of the buildings cold water distribution system, cooled by the chillers in the L1 mechanical room. The UPS rooms contain three 20 ton CRAC units total. Two of these CRAC units run off of the buildings cold water loop, and the third unit runs off the condensing unit in the adjacent corridor. A hot water solar heater is also found on the west roof structure between the four cooling towers. Deficiencies noted include improper distribution of conditioned air and balancing problems throughout the building. Areas of particular concern are the second floor sections B, C, and D; which are located below the data center and associated CRAC units. The cold air from the CRAC units creates condensation when it meets the warmer air of the space above and the condensation drips from the ceiling. The CRAC units lack preventative maintenance, and develop issues because of this. Several cold water distribution pumps were found to have corrosion issues. All of the distribution pumps found in the main mechanical space on floor 7 had improperly mounted shaft covers. The chiller found in the basement mechanical space near the backup generators was heavily corroded. The AHU in the central elevator mechanical room was not functioning. The AHU's piping in the mechanical space near the backup generators was observed to be leaking. The air handling unit found on L1 was experiencing excessive vibration from its fan motor.	
D40 Fire Protection		
Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as annunciators, strobes, horn/strobe combinations, pull stations, detectors, etc. including devices for the halon system and standard devices in the parking garage. The fire alarm system control equipment includes a fire alarm control panel (FACP) along with other equipment such as transponder and relay panels. Deficiencies noted included some fire alarm devices were observed to be nearing the end of their typical design service life.	4 - Good
Fire Protection/ Suppression	The building has a wet pipe system for fire protection serving all of the building. The fire protection system service equipment includes fire riser, 75 HP fire pump located in fire riser room adjacent to the loading dock, air compressor in the fire riser room adjacent to the loading dock, and various areas of specialty equipment such as clean agent fire suppression systems such as FM-200 which covers the uninterruptable power system, the 311, 911, and fire dispatch centers as well as the server room or radio room which serves the dispatch call centers. This fire protection system has an inspection certification within the last year as required.	3 – Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	The building also has supplemental, portable fire extinguishers for fire suppression which has inspection tags dated within the last year as required. Deficiencies noted include the lack of fire suppression coverage in the radio room. A FM-200 clean agent fire suppression system was observed to be in place, but not yet hooked up.	
D50 Electrical		
Electrical Distribution	The electrical service enters the building at a total of 18 substations, where each consists of a high-voltage 13.2-kV manual transfer switch feeding to a liquid-filled transformer which steps-down to a 277/480-volt switchgear. Seven are located on the 8th floor mechanical space, four are located on the 7th floor south mechanical space, two are located on floor L1 in the parking garage, and the remaining five are located on floor L2 in the parking garage. The liquid-filled transformers range in capacity from 500-kVA to 1000-kVA, and the switchgear ranges in capacity from 800-amp to 1600-amp. All of these substations feed the other distribution equipment located in various spaces on all floors of the building. The building has five diesel emergency generators and two main uninterruptible power supply (UPS) systems that provide back-up power to the facility. The emergency generators are located on floor L1AS electrical room, and each ranges in capacity from 400-kW to 750-kW. The main UPS system is located on floor L2 in its own designated UPS room, and each has a capacity of 600-kW; the UPS room has a neighboring battery room. The third floor server area has five power distribution units (PDUs) for controlling the electrical power in the data center, along with one additional on floor L1. Deficiencies noted included that the majority of the electrical distribution equipment was manufactured by Federal Pacific which has discontinued manufacturing distribution panelboards due to faulty breakers not tripping and causing fire hazards. The majority of the other electrical equipment, including other Federal Pacific assets, appeared original to the facility equipment and was observed to be aged past the typical design service life. Housing enclosure for equipment, particularly for equipment in the parking garage, was observed to be stained with dirt build-up and / or with rust and corrosion. Several pieces of equipment were also observed with missing breakers without space covers installed which had left the bussing exposed as a safety hazard. Equipment was observed to be missing entire sections of the proper housing enclosure creating significant safety hazards. Transformer TDBC in the UPS room on floor L2 had the front of the housing enclosure removed. On the third floor server space there were three panelboards in the electrical room 3CS and five panelboards in the electrical room 3DS that had the entire dead-front covers removed. PDU-02 in the third floor server space was reported to have significant maintenance issues and aged past the typical design service life. It was	1 - Failed

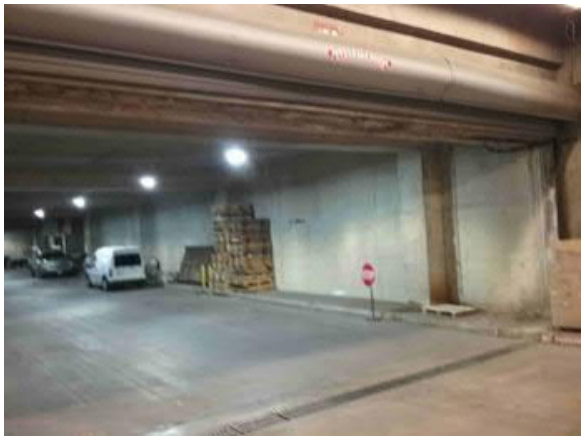
Subsystem	Condition and Deficiency Overview	System Condition Rating
	recommended by facility staff that the entire UPS system be upgraded, as City hall supports a system for communications, data centers, and 911 dispatch.	
Lighting	The exterior lighting at the building consists of minimal light fixtures recessed in the roof overhang canopies. These fixtures were mounted high above but were assumed to be HID fixtures. The interior lighting is made up of a mixture of fluorescent, incandescent, and LED fixtures with minimal additional specialty fixtures observed. Floors L1, L2, and the 8th floor mechanical space, as well as other mechanical spaces primarily use fluorescent fixtures. The above ground floors, 1 through 7, for the office spaces have a mixture of newer LED fixtures and aged fluorescent fixtures; reportedly the facility only received funding for a partial renovation, and now the fluorescent fixtures are no longer used as the LED fixtures provide sufficient lighting. Exit lights and emergency light fixtures are located throughout the facility in appropriate locations. The underground parking garage below the facility has been renovated to include motion-censored LED light fixtures in most areas. Deficiencies noted included the aged fluorescent fixtures in the offices spaces of floors 1 through 7 appeared to be abandoned in place as these fixtures were no longer being used in any area. The fluorescent fixtures in the mechanical rooms had no lenses or wire guards with minimal lamps being burnt out. In the L1AN communication room, there were several deteriorated fluorescent fixtures, approximately seven; the issues observed included displacement above the ACT finish, missing or burnt out lamps, and missing lenses.	3 - Average
Communications & Security	The building has a communications system that consists of telephone, LAN, data points, Wi-Fi, and public address system equipment. The building has a security system that consists of cameras (interior and exterior), keycard access, and security control panels. Deficiencies noted included a limited Wi-Fi system where connectivity was reported to be a reoccurring issue in isolated areas. Keycard, intercom access, and push button exit devices used to gain entry to the office wings was observed with varying technology and functionality that was not operating as intended.	3 - Average

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

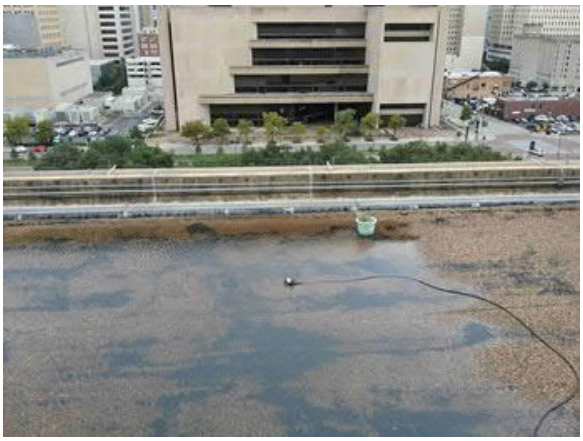
1. Clean the water-stained areas of exterior concrete walls on south facade and near ground surface.
2. Patch the spalled areas in the exterior concrete walls.
3. Clean the water-stained areas of the exterior concrete walls at roof edge.
4. Repair window leaks near 4E-North
5. Repair peeling coating (paint) on upper and lower level clerestory exterior windows.
6. Clean and repair the weathered finish of the aluminum windows and storefront frames.
7. Repair broken revolving door at 1F-South.
8. Repair damage to overhead garage door at L1-Northwest
9. Clean and repaint rusted overhead door.


EXIT ONLY



Roofing

1. Replace missing skylight cover and repair seals of leaking skylights at the stair towers.
2. Clean out clogged roof area drains.
3. Replace low roofing.
4. Repair high roofing to allow for proper drainage of water off of the roof surface.

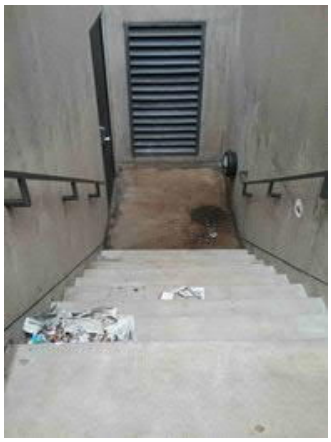



Interior Construction

1. Clean dirty and stained concrete walls.
2. Patch and paint or replace damaged gypsum board.
3. Address water leaks and clean/repair expansion joints.
4. Repair or replace interior doors with damage.
5. Repair or replace broken door hardware.
6. Clean and or replace old, worn, dirty and stained cubicles and partitions.

Stairs

1. Service drains and clean exterior stairs from plaza to L1 parking garage.
2. Clean exterior egress stairs.



Interior Finishes

1. Clean and repair interior wall finishes.
2. Clean carpet flooring throughout the building.
3. Replace stained and torn carpet.
4. Replace missing and damaged acoustical ceiling tiles.
5. Patch and repair damaged gypsum board ceiling finish.





Conveying

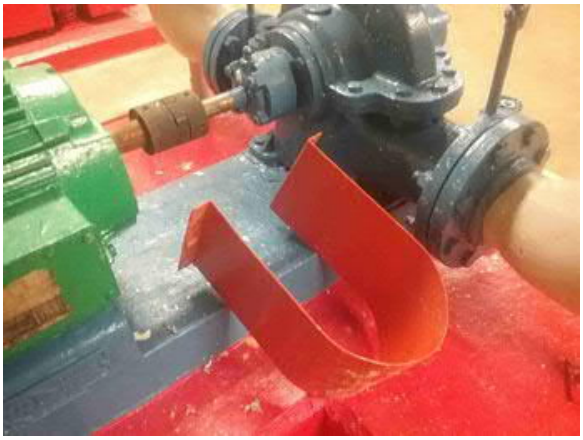
1. Repair the elevators and/or its controls, along with making any other necessary updates, to more permanently address the continuous maintenance issues.
2. Confirm that the annual inspections are completed on the three passenger elevators that were expiring the week of the assessment.

Plumbing

1. Repair water cooler cover.
2. Insulate sink piping to become ADA compliant.
3. Repair sticking drinking fountain valve in L1A south.
4. Repair drinking fountain with low water pressure between 5C and 5D, and 2F.
5. Clear the exterior cages protecting the roof drains from their debris and ensure proper water flow.
6. Repair ventilation to lift station on L2 section F.
7. Replace c-clamp on pool water filter cover.

Mechanical/HVAC

1. Adjust HVAC controls to better balance the system, or if needed install VAV boxes to better regulate the temperature in spaces of high temperature fluctuations.
2. Insulate the floor of the data center to reduce heat transfer and water condensation caused by CRAC units.
3. Mitigate corrosion issues found on the chilled water pumps.
4. Permanently mount shaft covers on distribution pumps.
5. Repair the corroded chiller in the basement mechanical space.
6. Repair the non-functioning air handling unit in the central elevator mechanical room.
7. Repair leaking AHU piping.
8. Repair excessive vibration on AHU fan motor.
9. Repair industrial garage exhaust fans.



Fire Protection

1. Hook up fire suppression system in the radio room on floor L2 serving the dispatch call centers.
2. Monitor the aged fire alarm devices that are nearing the end of their typical design service life for replacement in the future as needed.

Electrical

1. Replace all Federal Pacific panelboards that are outdated and no longer manufactured to prevent safety hazards.
2. Replace, or plan for replacement, all aged equipment that is past the end of the typical design service life.
3. Clean all equipment with dirt build-up, rust, and / or corrosion, and then repaint as needed to prevent further deterioration.
4. Repair all panelboards that were observed with missing breakers and no space covers installed to prevent safety hazards.
5. Reinstall the front housing enclosure panel to transformer TDBC to prevent the significant, immediate safety hazard.
6. Reinstall the dead-front cover enclosure panels to the panelboards in the third floor server electrical rooms to prevent the significant, immediate safety hazard.
7. Replace PDU-02 with an updated unit for the server room.
8. Replace the rest of the aged fluorescent fixtures with updated LED fixtures to match the previous renovation, or if lighting is sufficient without these fixtures, to uninstall and remove all of these aged fixtures.
9. Repair the fluorescent fixtures in the mechanical room spaces with proper lenses or wire cages as needed.
10. Repair or replace the damaged fixtures in the LAN communication room as necessary.
11. Install a more prominent Wi-Fi system for connectivity throughout the facility.
12. Replace any aged and inefficient keycard and intercom, as well as any door locks, for office wings to a consistent and updated system.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System Budgetary Estimate

System				Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL				100%	$92,868,813	$18,899,043
A - SUBSTRUCTURE						
	A10 Foundations			1.0%	$ 893,843	$ -
		A1010	Standard Foundations		$ 241,881	$ -
		A1020	Special Foundations		$ -	$ -
		A1030	Slab on Grade		$ 651,962	$ -
	A20 Basement Construction			0.1%	$ 108,816	$ -
		A2010	Basement Excavation		$ 29,643	$ -
		A2020	Basement Walls		$ 79,173	$ -
B - SHELL						
	B10 Superstructure			14.1%	$13,112,915	$ -
		B1010	Floor Construction		$11,757,908	$ -
		B1020	Roof Construction		$ 1,355,007	$ -
	B20 Exterior Enclosure			2.5%	$ 2,298,927	$ 122,525
		B2010	Exterior Walls		$ 1,222,300	$ 71,288
		B2020	Exterior Windows		$ 786,019	$ 36,357
		B2030	Exterior Doors		$ 290,609	$ 14,880
	B30 Roofing			0.7%	$ 662,912	$ 496,053
		B3010	Roof Coverings		$ 526,664	$ 496,053
		B3020	Roof Openings		$ 136,247	$ -
C - INTERIORS						
	C10 Interior Construction			6.3%	$ 5,822,726	$ 526,281
		C1010	Partitions		$ 1,315,366	$ 269,924
		C1020	Interior Doors		$ 3,859,874	$ 153,815
		C1030	Fittings		$ 647,485	$ 102,543
	C20 Stairs			4.6%	$ 4,312,037	$ 3,990
		C2010	Stair Construction		$ 4,312,037	$ 3,990
		C2020	Stair Finishes		$ -	$ -
	C30 Interior Finishes			12.4%	$11,480,959	$ 714,971
		C3010	Wall Finishes		$ 223,581	$ 76,907
		C3020	Floor Finishes		$ 5,393,052	$ 509,506
		C3030	Ceiling Finishes		$ 5,864,326	$ 128,557
D - SERVICES						
	D10 Conveying			15.6%	$14,521,653	$ 133,665
		D1010	Elevators & Lifts		$14,521,653	$ 133,665
		D1020	Escalators & Moving Walks		$ -	$ -
		D1090	Other Conveying Systems		$ -	$ -
	D20 Plumbing			2.1%	$ 1,970,351	$ 7,847
		D2010	Plumbing Fixtures		$ 1,269,864	$ 3,658

System				Percent of Cost	Replacement Cost	Deficiency Cost
		D2020	Domestic Water Distribution		$ 530,983	$ -
		D2030	Sanitary Waste		$ -	$ -
		D2040	Rain Water Drainage		$ 169,304	$ 3,990
		D2090	Other Plumbing Systems		$ 200	$ 200
	D30 HVAC			16.2%	$15,003,847	$ 243,912
		D3010	Energy Supply		$ -	$ -
		D3020	Heat Generating Systems		$ -	$ -
		D3030	Cooling Generating Systems		$ 72,485	$ 72,485
		D3040	Distribution Systems		$ 98,277	$ 98,277
		D3050	Terminal & Package Units		$14,793,185	$ 33,250
		D3060	Controls & Instrumentation		$ 39,900	$ 39,900
		D3070	Systems Testing & Balancing		$ -	$ -
		D3090	Other HVAC Systems & Equipment		$ -	$ -
	D40 Fire Protection			3.1%	$ 2,867,769	$ 994,109
		D4010	Sprinklers		$ 2,204,196	$ 974,159
		D4020	Standpipes		$ 643,623	$ -
		D4030	Fire Protection Specialities		$ 19,950	$ 19,950
		D4090	Other Fire Protection Systems		$ -	$ -
	D50 Electrical			21.3%	$19,812,060	$15,655,691
		D5010	Electrical Service & Distribution		$ 6,790,443	$ 6,790,443
		D5020	Lighting and Branch Wiring		$ 9,149,644	$ 7,588,182
		D5030	Communication & Security		$ 3,372,563	$ 1,277,066
		D5090	Other Electrical Systems		$ 499,410	$ -
E - EQUIPMENT & FURNISHINGS						
	E10 Equipment			0.0%	$ -	$ -
		E1010	Commercial Equipment		$ -	$ -
		E1020	Institutional Equipment		$ -	$ -
		E1030	Vehicular Equipment		$ -	$ -
		E1090	Other Equipment		$ -	$ -
	E20 Furnishings			0.0%	$ -	$ -
		E2010	Fixed Furnishings		$ -	$ -
		E2020	Movable Furnishings		$ -	$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			$ 6,794,940.90	$ 167,380.50	$ 4,501,024.08	$ 7,435,697.50
A – SUBSTRUCTURE						
A10 Foundations			$ -	$ -	$ -	$ -
	A1010	Standard Foundations	$ -	$ -	$ -	$ -
	A1020	Special Foundations	$ -	$ -	$ -	$ -
	A1030	Slab on Grade	$ -	$ -	$ -	$ -
A20 Basement Construction			$ -	$ -	$ -	$ -
	A2010	Basement Excavation	$ -	$ -	$ -	$ -
	A2020	Basement Walls	$ -	$ -	$ -	$ -
B – SHELL						
B10 Superstructure			$ -	$ -	$ -	$ -
	B1010	Floor Construction	$ -	$ -	$ -	$ -
	B1020	Roof Construction	$ -	$ -	$ -	$ -
B20 Exterior Enclosure			$ -	$ -	$ 122,524.92	$ -
	B2010	Exterior Walls	$ -	$ -	$ 71,288.00	$ -
	B2020	Exterior Windows	$ -	$ -	$ 36,356.88	$ -
	B2030	Exterior Doors	$ -	$ -	$ 14,880.04	$ -
B30 Roofing			$ 4,498.06	$ -	$ 491,554.70	$ -
	B3010	Roof Coverings	$ 4,498.06	$ -	$ 491,554.70	$ -
	B3020	Roof Openings	$ -	$ -	$ -	$ -
C – INTERIORS						
C10 Interior Construction			$ -	$ 13,566.00	$ 512,715.00	$ -
	C1010	Partitions	$ -	$ 13,566.00	$ 256,357.50	$ -
	C1020	Interior Doors	$ -	$ -	$ 153,814.50	$ -
	C1030	Fittings	$ -	$ -	$ 102,543.00	$ -
C20 Stairs			$ -	$ -	$ 3,990.00	$ -
	C2010	Stair Construction	$ -	$ -	$ 3,990.00	$ -
	C2020	Stair Finishes	$ -	$ -	$ -	$ -
C30 Interior Finishes			$ -	$ -	$ 714,970.69	$ -
	C3010	Wall Finishes	$ -	$ -	$ 76,907.25	$ -
	C3020	Floor Finishes	$ -	$ -	$ 509,506.38	$ -
	C3030	Ceiling Finishes	$ -	$ -	$ 128,557.07	$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
D – SERVICES						
D10 Conveying			$ -	$ 133,665.00	$ -	$ -
	D1010	Elevators & Lifts	$ -	$ 133,665.00	$ -	$ -
	D1020	Escalators & Moving Walks	$ -	$ -	$ -	$ -
	D1090	Other Conveying Systems	$ -	$ -	$ -	$ -
D20 Plumbing			$ -	$ 199.50	$ 6,317.50	$ 1,330.00
	D2010	Plumbing Fixtures	$ -	$ -	$ 2,327.50	$ 1,330.00
	D2020	Domestic Water Distribution	$ -	$ -	$ -	$ -
	D2030	Sanitary Waste	$ -	$ -	$ -	$ -
	D2040	Rain Water Drainage	$ -	$ -	$ 3,990.00	$ -
	D2090	Other Plumbing Systems	$ -	$ 199.50	$ -	$ -
D30 HVAC			$ -	$ -	$ 243,912.26	$ -
	D3010	Energy Supply	$ -	$ -	$ -	$ -
	D3020	Heat Generating Systems	$ -	$ -	$ -	$ -
	D3030	Cooling Generating Systems	$ -	$ -	$ 72,485.00	$ -
	D3040	Distribution Systems	$ -	$ -	$ 98,277.26	$ -
	D3050	Terminal & Package Units	$ -	$ -	$ 33,250.00	$ -
	D3060	Controls & Instrumentation	$ -	$ -	$ 39,900.00	$ -
	D3070	Systems Testing & Balancing	$ -	$ -	$ -	$ -
	D3090	Other HVAC Systems & Equipment	$ -	$ -	$ -	$ -
D40 Fire Protection			$ -	$ 19,950.00	$ 974,158.50	$ -
	D4010	Sprinklers	$ -	$ -	$ 974,158.50	$ -
	D4020	Standpipes	$ -	$ -	$ -	$ -
	D4030	Fire Protection Specialties	$ -	$ 19,950.00	$ -	$ -
	D4090	Other Fire Protection Systems	$ -	$ -	$ -	$ -
D50 Electrical			$ 6,790,442.84	$ -	$ 1,430,880.50	$ 7,434,367.50
	D5010	Electrical Service & Distribution	$ 6,790,442.84	$ -	$ -	$ -
	D5020	Lighting and Branch Wiring	$ -	$ -	$ 153,814.50	$ 7,434,367.50
	D5030	Communication & Security	$ -	$ -	$ 1,277,066.00	$ -
	D5090	Other Electrical Systems	$ -	$ -	$ -	$ -
E - EQUIPMENT & FURNISHINGS						
E10 Equipment			$ -	$ -	$ -	$ -
	E1010	Commercial Equipment	$ -	$ -	$ -	$ -
	E1020	Institutional Equipment	$ -	$ -	$ -	$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
	E1030	Vehicular Equipment	$ -	$ -	$ -	$ -
	E1090	Other Equipment	$ -	$ -	$ -	$ -
E20 Furnishings			$ -	$ -	$ -	$ -
	E2010	Fixed Furnishings	$ -	$ -	$ -	$ -
	E2020	Movable Furnishings	$ -	$ -	$ -	$ -