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Proposed City Hall Repair Program: Phase II

City Council Briefing

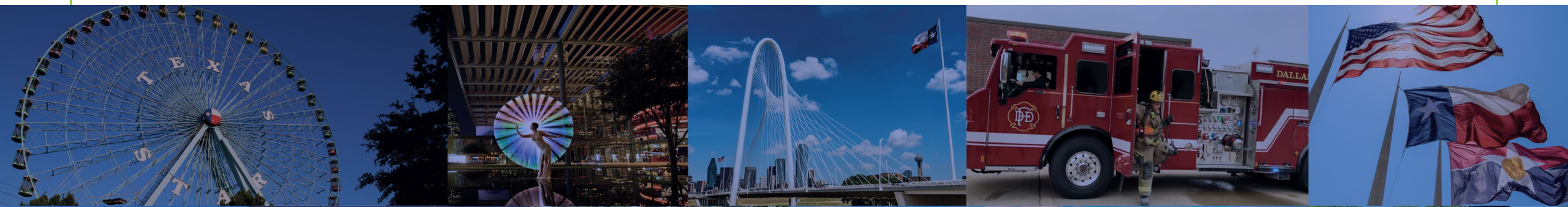
June 3, 2026

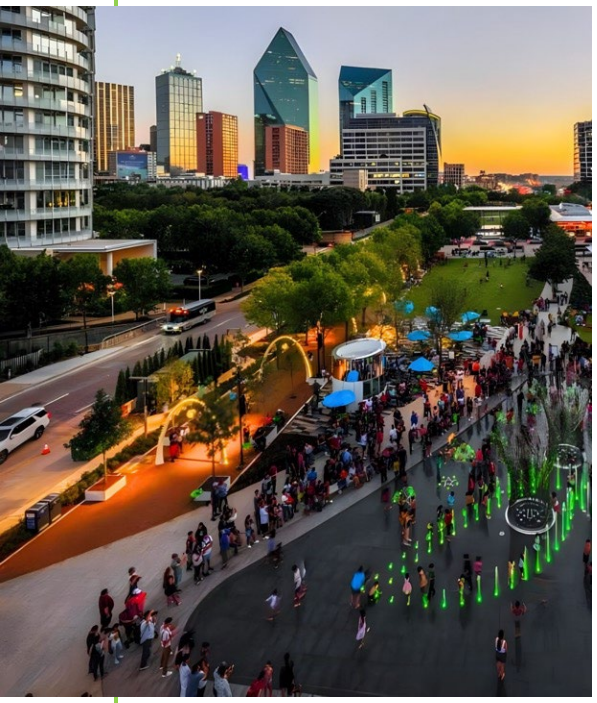
John Johnson
Chief of Real Estate
City Manager's Office

Lizzie Gerock
Senior Associate
Gresham Smith

Will Mundinger
President
WM2 Company

Peter Jansen
Executive Vice President
CBRE





Purpose

- Present repair strategies and implementation phasing options
- Discuss planning-level cost estimates
- Discuss modernization planning-level cost estimates
- Support future policy discussions regarding City Hall

March 4, 2026 Council Resolution

On March 4, 2026, the City Council approved Resolution #26-0499 directing the City Manager to:

- ***(4) develop a repair program that prioritizes the most critical needs for City Hall and City Hall Plaza, with no fewer than two options for phased repairs and replacements over a 10-year period;***

March 4, 2026 Council Resolution

Actions to date in response to Council Resolution:

- City Manager directed that the work be conducted by outside experts in the industry
- Two firms engaged
  - Gresham Smith
  - WM2 Company
- Review and assessment of all available documents
- Site visits and maintenance staff interviews to review conditions
- Phase I Briefing to the City Council on May 20th
  - Methodology and prioritization criteria

Presentation Structure

- Gresham Smith
  - Phased Repair Options
  - Planning-Level Cost Estimates
  - Additional Considerations
- WM2 Company
  - Peer Review
  - Phased Repair Options
  - Planning-Level Cost Estimates
  - Additional Considerations
- CBRE
  - Swing Space, Modernization, and Other Ownership Estimates
- Questions

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Proposed Dallas City Hall Phased Repair Program

Phase II

June 3, 2026

Gresham Smith

ATHENIAN GROUP

IMEG

Today's Presenters

This team is independent of the firms that wrote the FCA. We have Texas civic-facility experience, phased-construction and occupied-renovation experience across government operations.

Jen Murphy, LEED AP, NCIDQ
Project Executive | Gresham Smith

Jack Weber, IIDA, MCR, LEED AP
Principal | Gresham Smith

Lizzie Gerock, LEED AP ID+C, NCIDQ, WELL AP
Team Project Manager | Gresham Smith

Chris Koon, AIA
Architectural Studio Design Lead | Gresham Smith

Tanyan Farley
Sr. Vice President of Client Solutions | Athenian Group

Dustin Yates, P.E.
Project Executive | IMEG Corp

John Rojas, P.E.
Senior Structural Engineer | IMEG Corp

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Agenda

01 Introduction

02 City Hall Building in Review

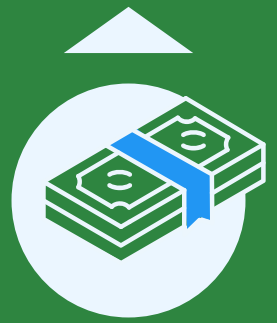
03 Prioritized Repair Needs

04 Phased Repair Strategies

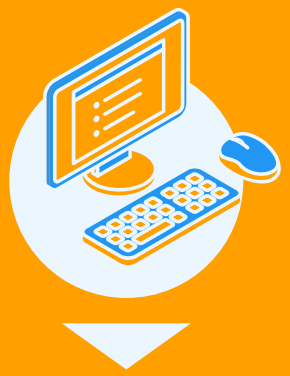
05 Additional Considerations

06 Planning-Level Cost Estimates

Our Approach to Decision Making



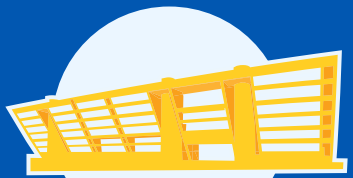
Maximize Use of Taxpayer Dollars



Minimize Operational Disruption

Maximizing Construction Efficiency and Mobilization

Keep an Eye on the Future/ Wholistic Vew



Considering the Building's Historic Highlights

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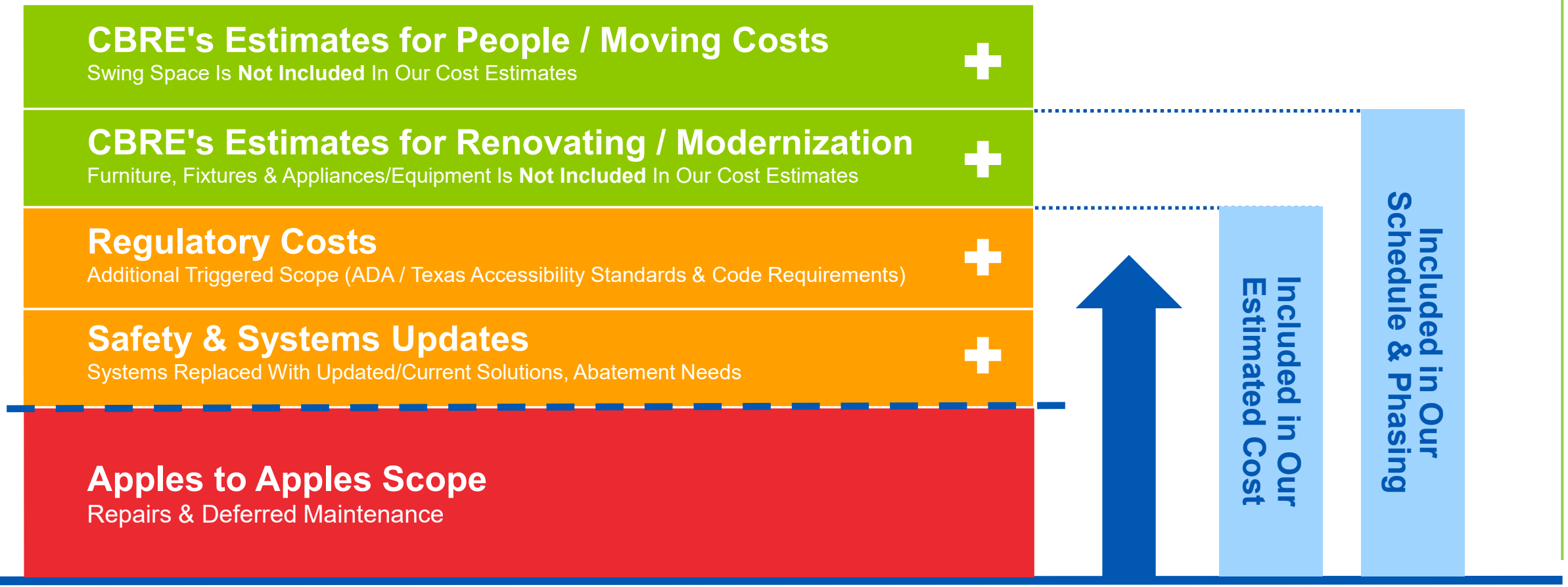
Scope Clarification



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Triggered Scope

The Domino Effect of Complex Renovations

Initial Action:
Replace Broken Toilet

- Remove existing toilet.
- Assess plumbing connections and surrounding conditions.

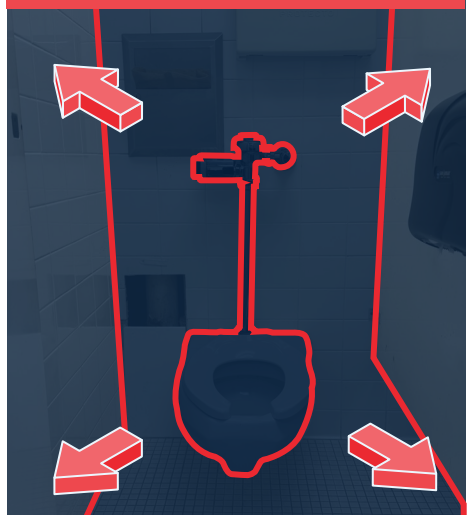
Unforeseen Conditions Are Exposed

- Hidden water damage behind walls or under floors discovered.
- Presence of asbestos-containing materials disturbed during demolition.
- Corroded/leaking plumbing pipes revealed.

Impacts of Unforeseen Conditions

- Immediate repairs required to address water damage and mold remediation.
- Asbestos abatement needed before further work can continue.
- Plumbing system must be replaced or upgraded due to corrosion/leaks.

Scope Expansion



- Repairs extend beyond toilet area, affecting walls, flooring, ceilings
- Necessity to remove & replace adjacent fixtures to coordinate new finishes/plumbing.
- Compliance w/current building codes or accessibility standards may require more extensive renovation.

Final Result
Full Restroom Replacement

- Complete demolition of existing finishes and fixtures.
- Installation of new walls, flooring, ceiling finishes.
- New plumbing fixtures, including toilet(s), grab bars and accessories.
- Final inspection and certification.

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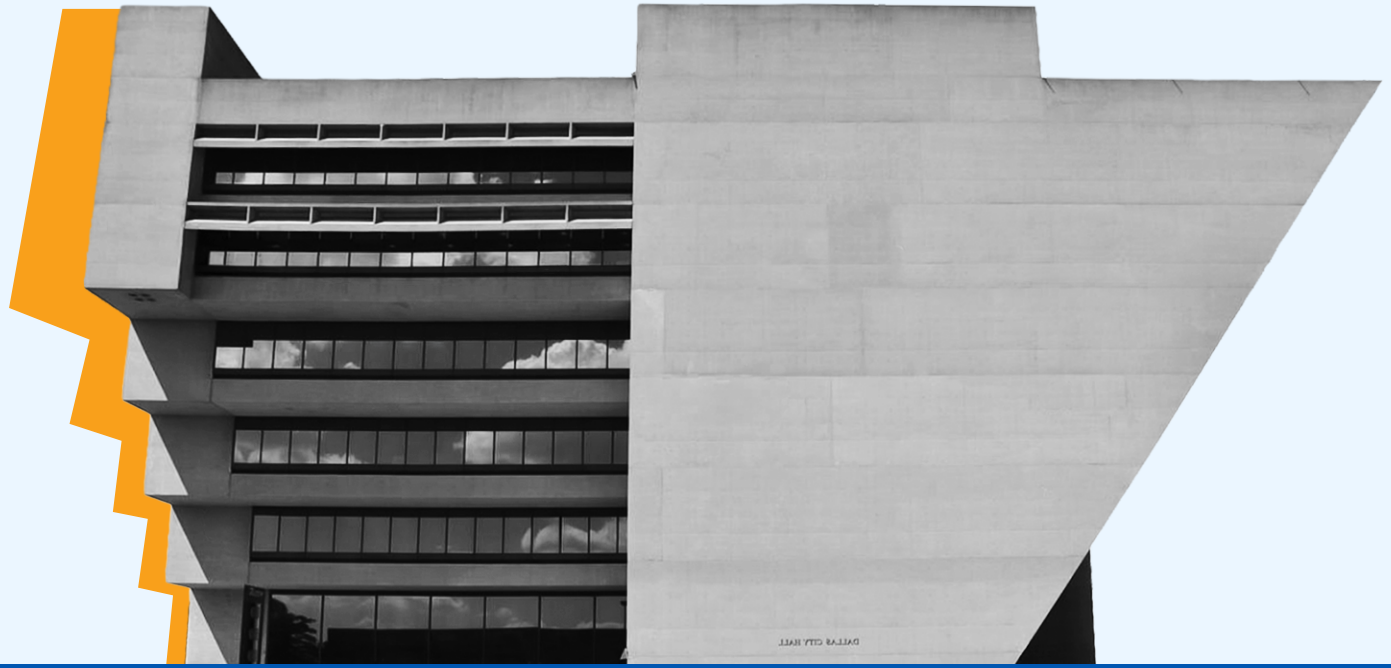
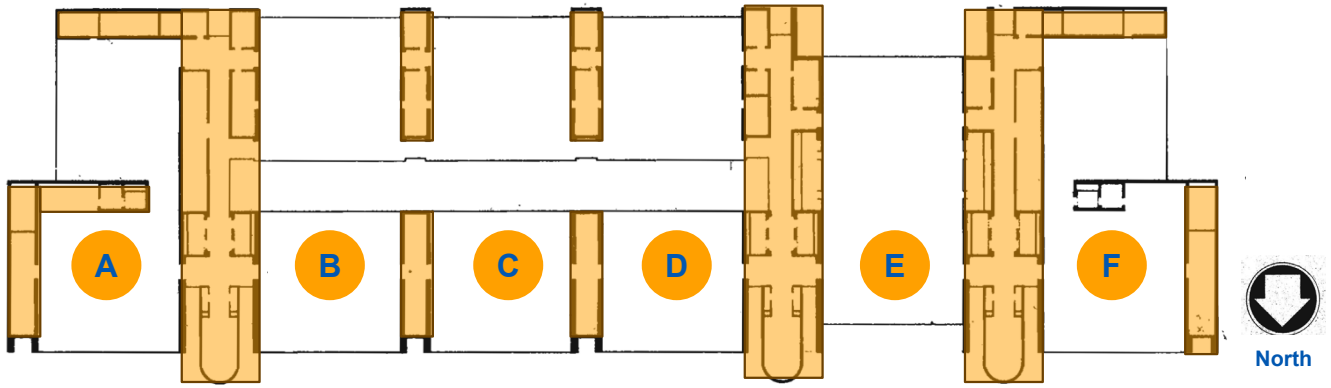
City Hall Building in Review



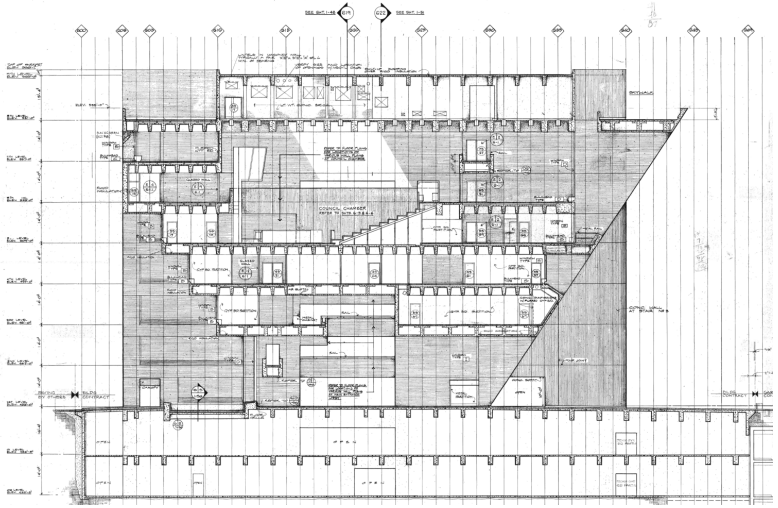
WE NEED

“A better understanding of the building, Dallas City Hall… and it’s shortcomings.”

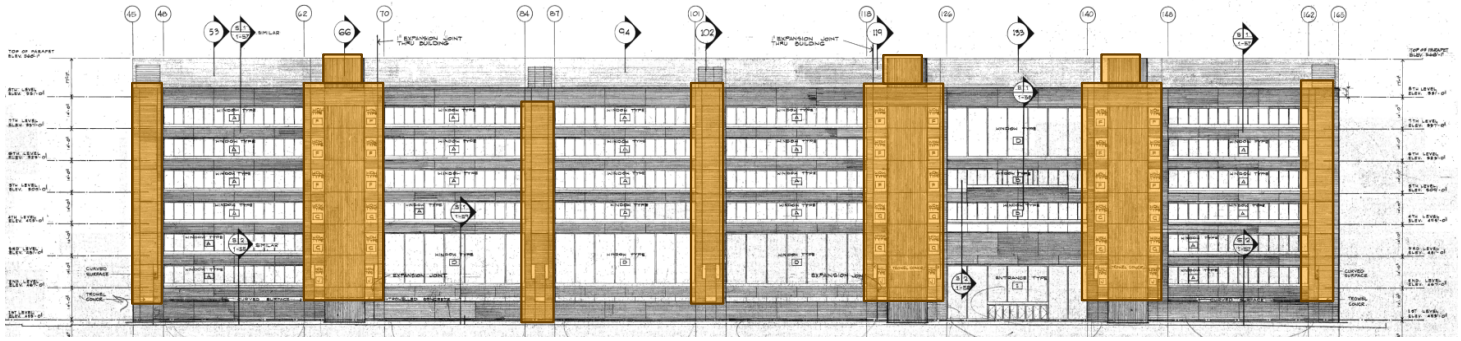
Building Design



Building Key Plan



Section



North Facade

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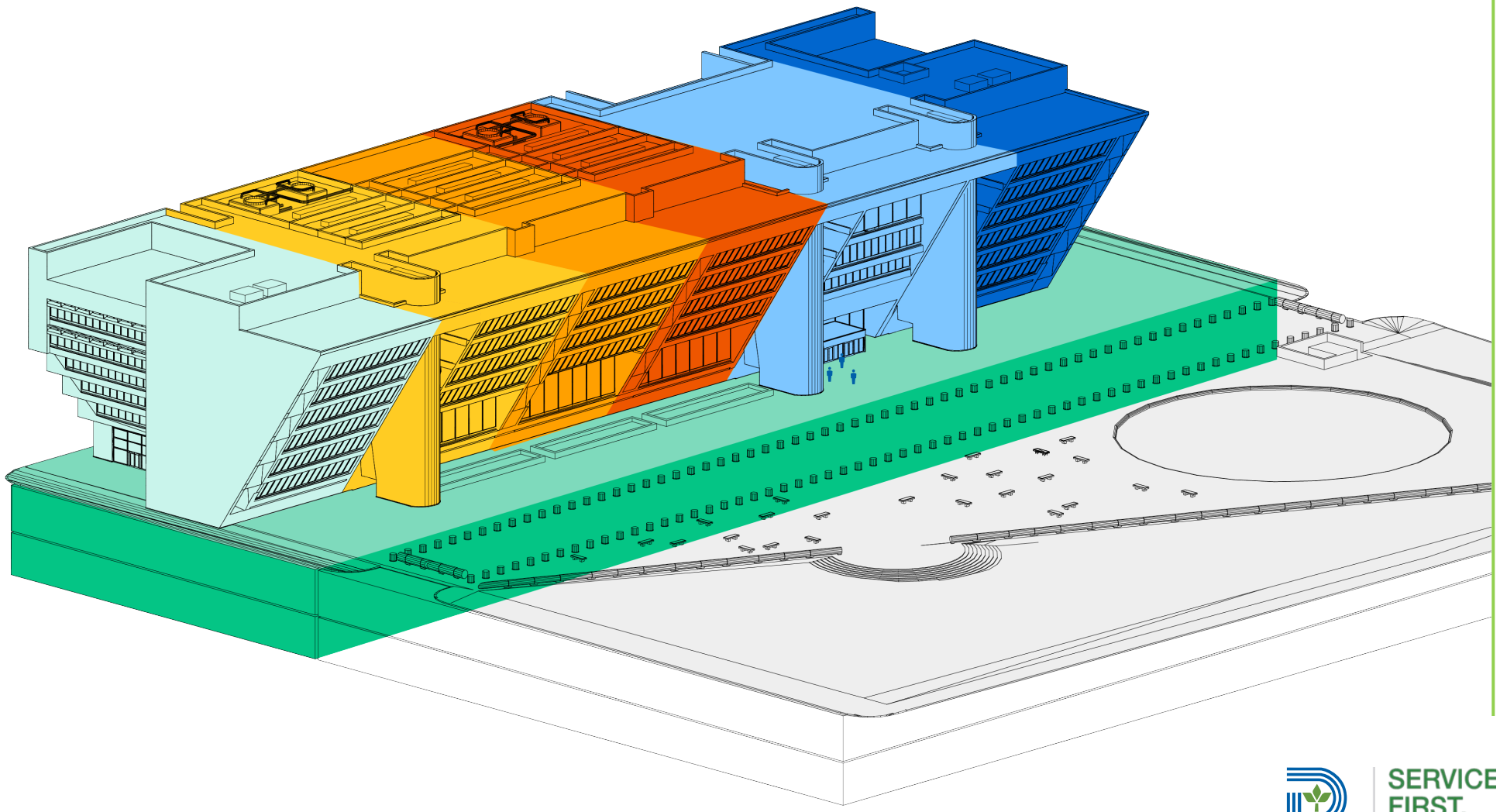
Building Design - Zones

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone F
- L1 & L2



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Building Design - Zone B

Zone B

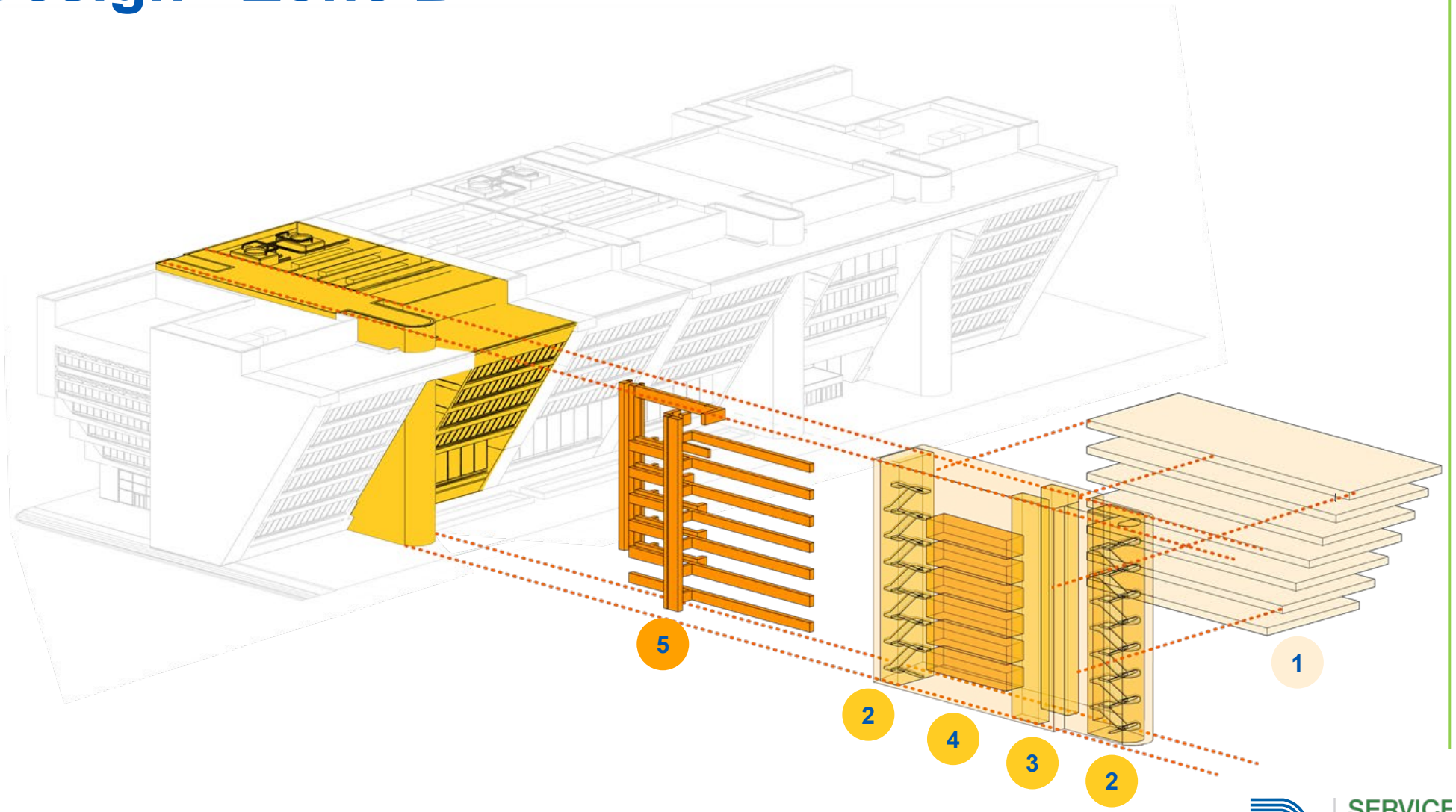
1. Office Areas Served

Zone B
Service Bar

2. Stairs
3. Elevators
4. Restrooms

Zone B
Service Bar

5. Major Ductwork & Major Electrical



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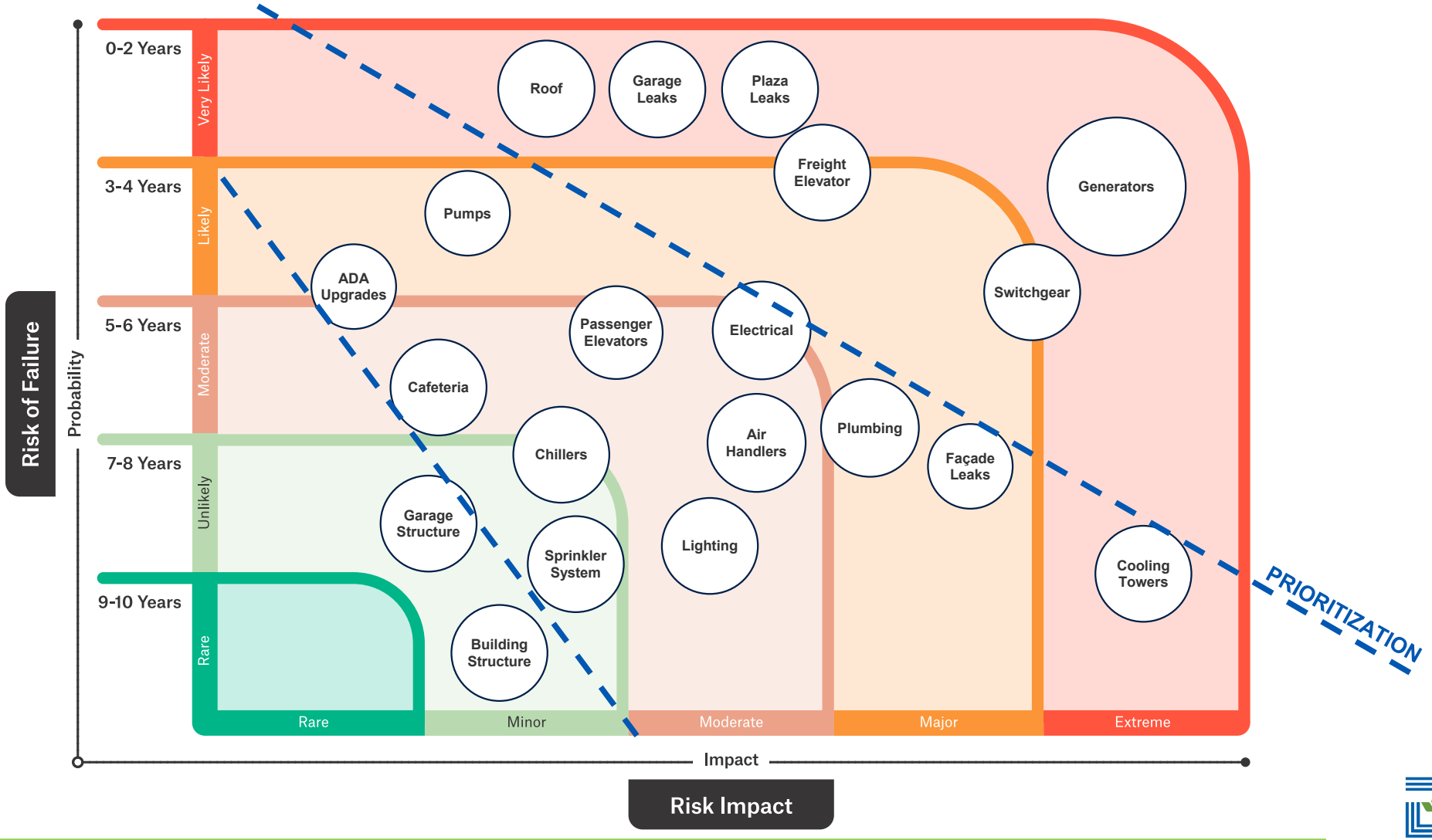
Prioritized Repair Needs

Risk-Based Prioritization Framework



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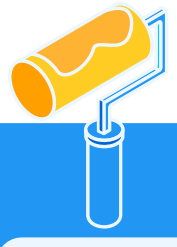
Phased Repair Strategies

Two Prioritization Options

Diverse Approaches, Shared Goal



SCENARIO A

Highest Construction Efficiency

Phased over 6.4 years

- This scenario will maximize the areas of renovation and minimize the number of phases. The efficiencies in this plan will reduce the length of schedule and cost of construction, while potentially allowing part of the building to remain occupied during construction.

SCENARIO B

Most Flexibility for Operations

Phased over 10 years

- This scenario will decrease the size of the areas of renovation and increase the number of phases. It will offer more flexibility to sequence phases to accommodate a preferred occupancy during construction. It will also maximize potential continued occupancy, while reducing the amount of external swing space required.

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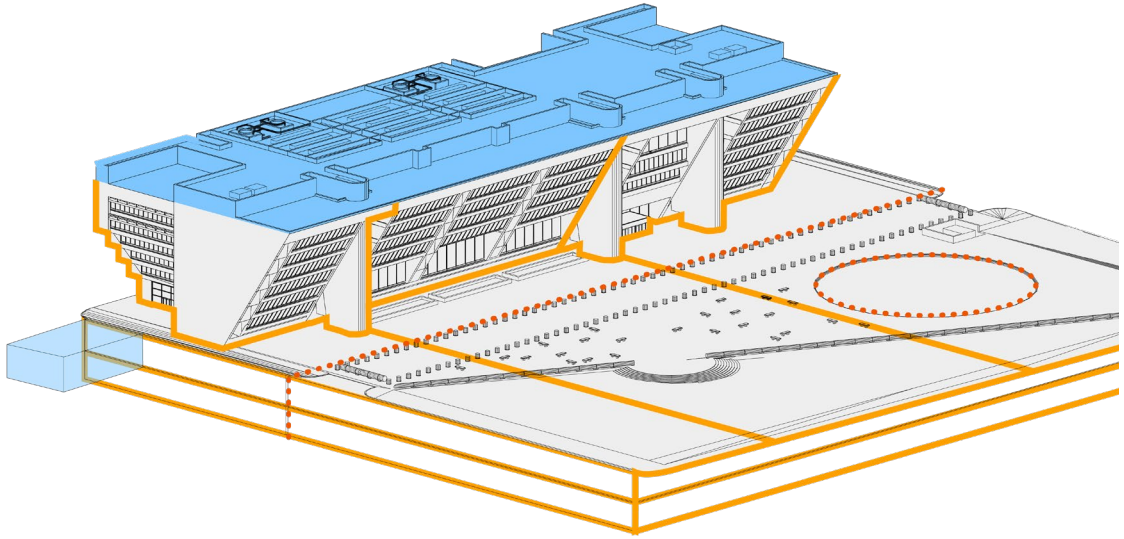
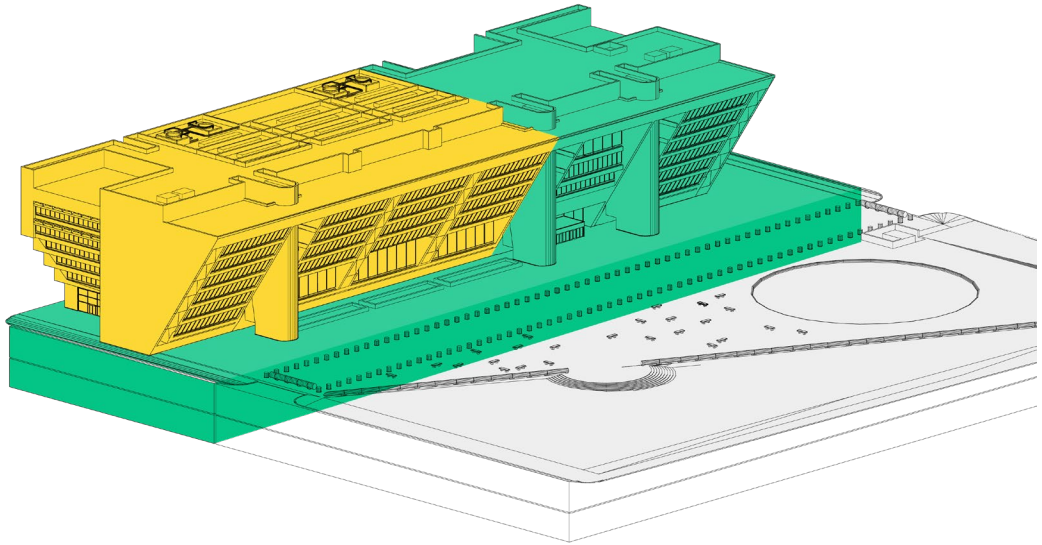
SCENARIO A | 3 PHASES

Highest Construction Efficiency

6.4 Years





Phase 1
~2.4 Years

- Emergency Generators
- Roof/Penthouse Mechanical, Electrical & Plumbing
- Expansion Joints & Structural
- Plaza Expansion Joint & Waterproofing (In Stages)

Phase 2
~2.4 Years

- Council Chamber & West Bay (Zone E&F),including Mechanical, Electrical & Plumbing Distribution in these Zones
- L1 & L2
- Perimeter Walls

Phase 3
~2 Years

- Zone A, B, C & D, including mechanical, Electrical & plumbing distribution in these zones
- Building Atrium
- Façade Seal

Exp. Joints + Structural | Perimeter Wall | Façade Seal | Plaza Paving

Exterior

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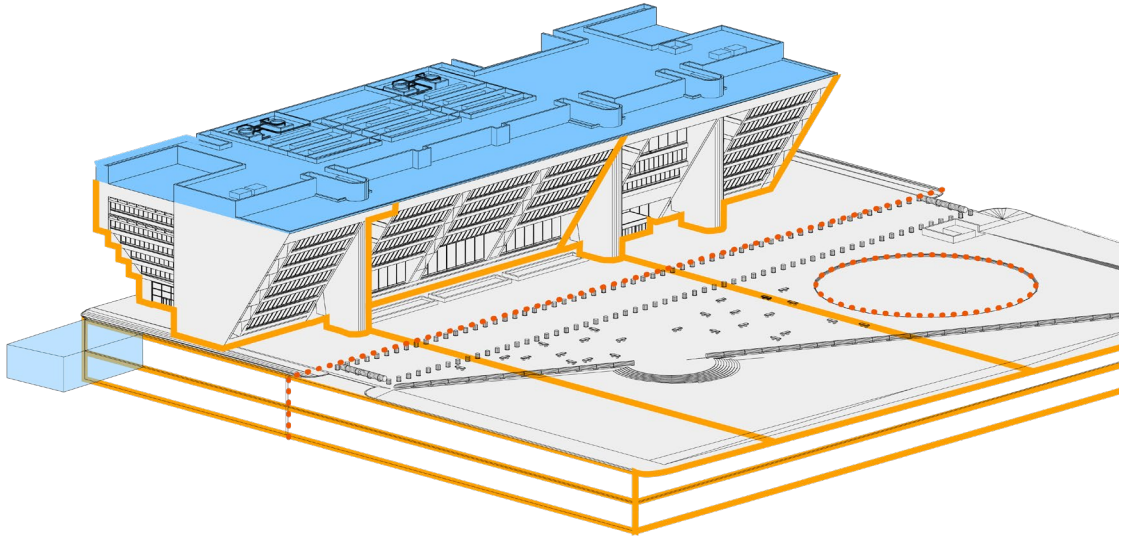
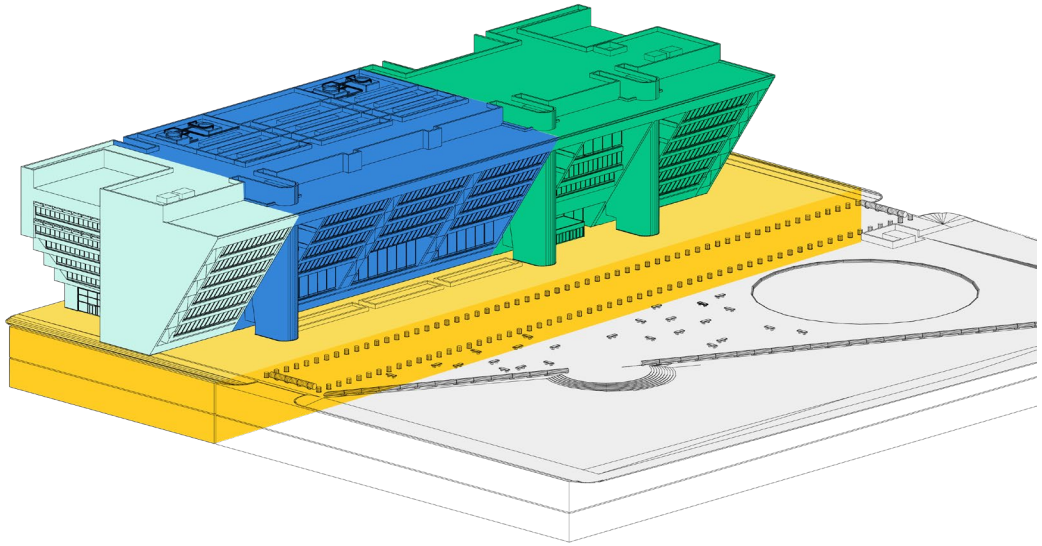
SCENARIO B | 5 PHASES

Most Flexibility for Operations

10 Years





Phase 1
~2.4 Years

- Emergency Generators
- Roof/Penthouse Mechanical, Electrical & Plumbing
- Expansion Joints & Structural
- Plaza Expansion Joint & Waterproofing (In Stages)

Exp. Joints + Structural

Phase 2
1.6 Years

- Council Chamber & West Bay (Zone E & F
- MEP in these zones

Perimeter Wall

Flex

Phase 3
1.1 Years

- L1 & L2 Levels
- MEP Distribution In These Zones

Façade Seal

Flex

Phase 4
1.3 Years

- Zone B, C
- Building Atrium
- MEP Distribution In These Zones

Plaza Paving

Flex

Phase 5
0.6 Years

- Zone A
- MEP Distribution In These Zones

Exterior

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Trade-Off

SCENARIO A

Highest Construction Efficiency

- Lower cost (fewer mobilizations, less escalation)
- Faster completion (~2034)
- Larger displacement at once
- Higher disruption per phase
- Less funding flexibility

3 Phases ~6.4 years

SCENARIO B

Most Flexibility for Operations

- Longer schedule → more escalation
- Smaller displacement
- Lower disruption per phase
- Fund / pause incrementally over 10 years
- Spread with ~12.5-month gaps between phases

5 Phases ~10.0 years

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Additional Considerations

What ‘Occupied’ Actually Means

By the Numbers

2,200
Occupants Assigned to the Building

48
Public Restrooms in Service

1,100 - 1,800
Average Daily Users

3
Elevator Banks (Blue/ Red/ Green)

Critical Functions That Cannot Go Dark

911 Operations

311 Services

24/7

Fire Dispatch

City Council Meetings

Public-Facing Services

CONSTRAINTS

No Disruptive Work On Wednesdays
Council session noise sensitivity

Loading Dock Detours For Major Events
Convention center takeovers; semi access via plaza

Historic Preservation Designation Under Review
Could permanently restrict lobby, façade, council chamber

Original Cast Iron Plumbing, Floors 4–5
Reactive posture is unsustainable

Unlabeled Electrical Panels Building-wide
Tracing project required before any major electrical phase

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Schedules For Each Phase Include:

- ☑ Prep Space For Construction (By Others: Move Out Occupants, Move Furniture, Etc.)
- ☑ Abatement, Demo, Construction Of Base Building
- ☑ Tenant Renovation Of Office Area (By Others)
- ☑ Furniture Installation (By Others)
- ☑ Move-in (By Others)

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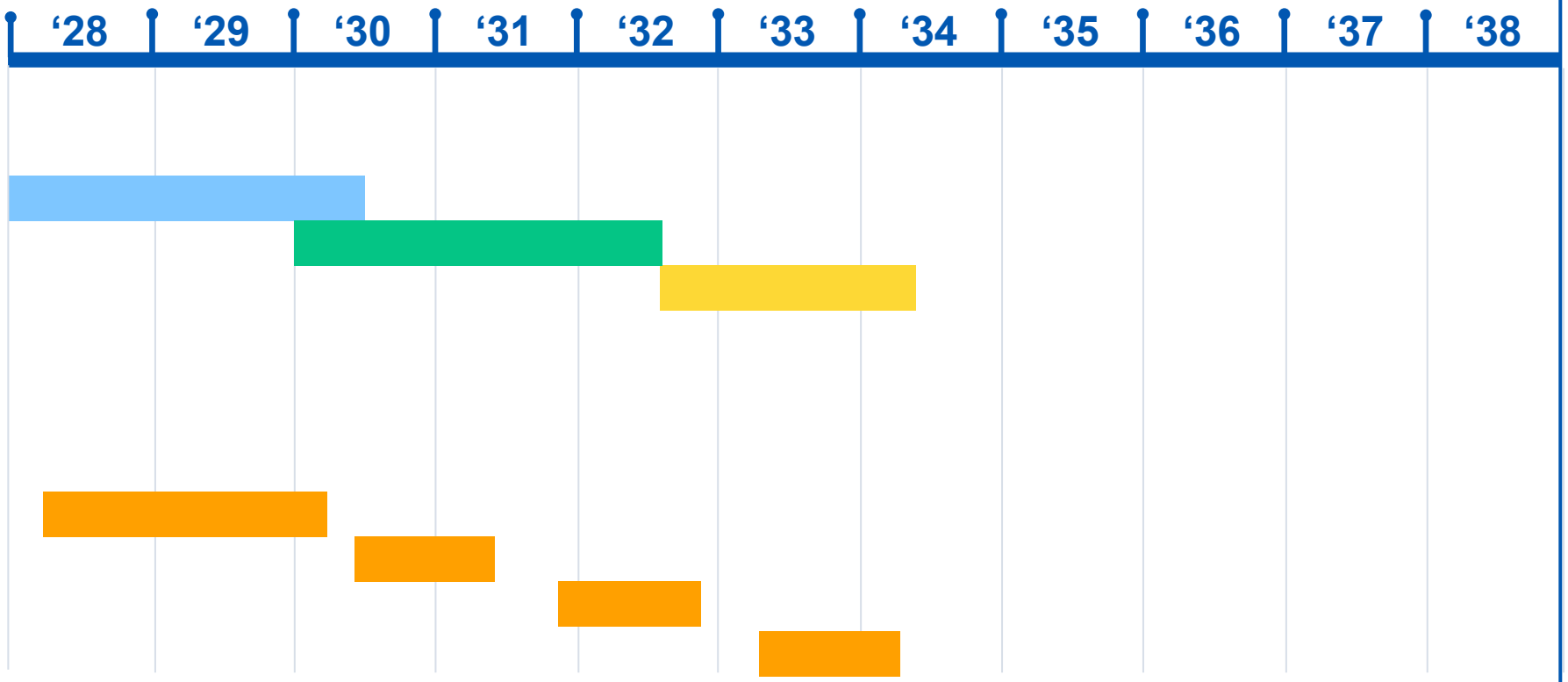
SCENARIO A | 3 PHASES

Highest Construction Efficiency

6.4 years



SCENARIO A

Phase 1 (Shared)
Phase 2 (193k USF, Off-Hours)
Phase 3 (188k USF)

GARAGE / FAÇADE (Risk-timed)

Exp. Joints + Structural
Perimeter Walls
Façade Seal
Plaza Paving

The Council off-hours zone doubles Phase 2's duration; garage/façade sequenced.

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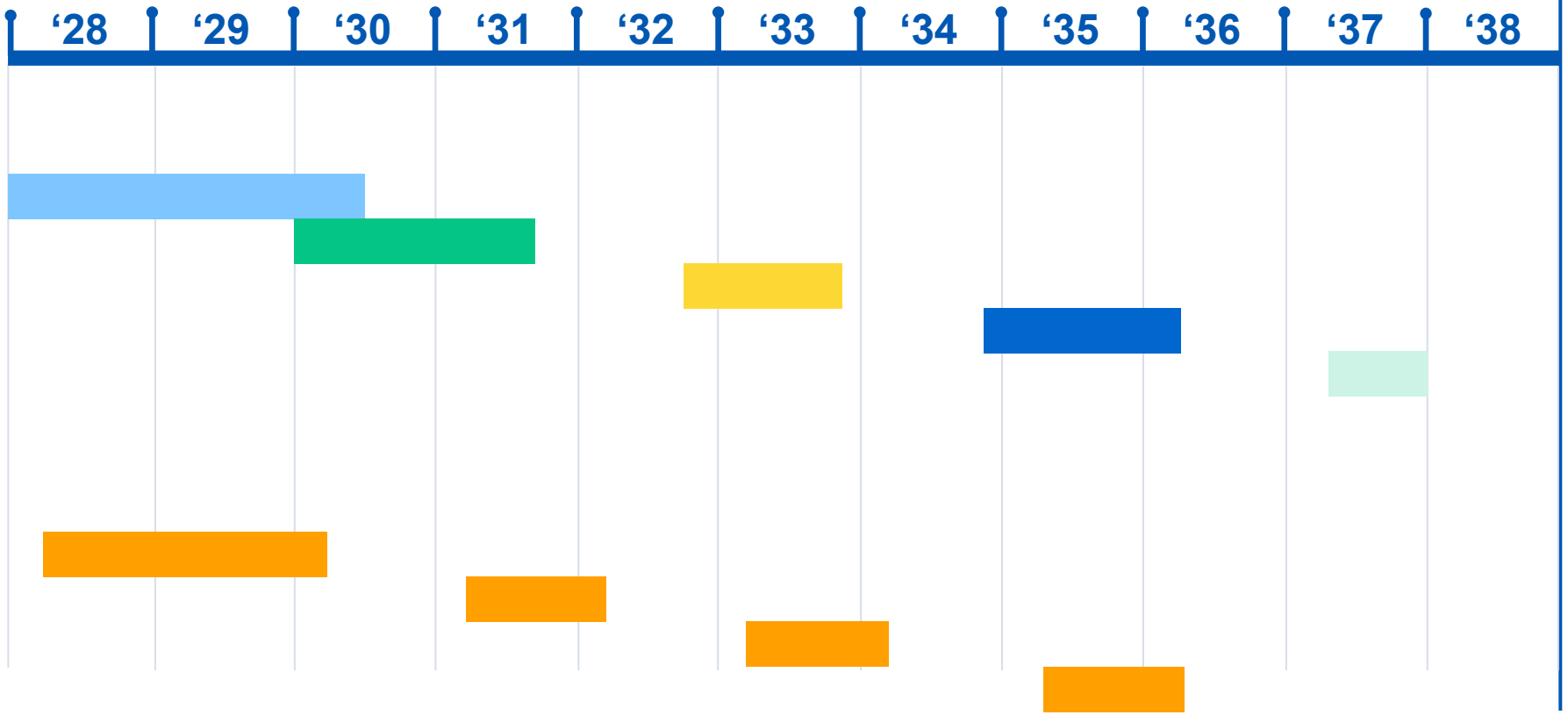
SCENARIO B | 5 PHASES

Most Flexibility for Operations

10 years



SCENARIO B

Phase 1 (Shared)
Phase 2 (87k, Off-Hours)
Phase 3 (106k)
Phase 4 (133k)
Phase 5 (55k)

GARAGE / FAÇADE (Risk-timed)

Exp. Joints + Structural
Perimeter Walls
Façade Seal
Plaza Paving

The Council off-hours zone doubles Phase 2's duration; garage/façade sequenced.
Schedule is spread to ~10 years with ~12.5-month gaps between renovation phases

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OWNER-FURNISHED, NOT INCLUDED

Swing Space Needed By Phase

Highest Construction Efficiency

SCENARIO A

Phase 1	N/A
Phase 2 (Council/ Mayor/ West Bank / L1 + L2)	193,031 sf
Phase 3 (Zones east of Council: A+B+C+D)	187,713 sf
Peak Displacement	**193,031 sf**

Most Flexibility for Operations

SCENARIO B

Phase 1	N/A
Phase 2 (Council/ Mayor/ West Bank — E + F)	87,487 sf
Phase 3 (L1 + L3)	105,544 sf
Phase 4 (Zones D, C, B)	132,601 sf
Phase 5 (Zones A)	55,112 sf
Peak Displacement	**132,601 sf**

12 Parking Spaces Displaced At A Time Throughout Garage Repairs And Expansion Joints Replacement
Total Area Displaced Over The Program: 380,744 usf (Both Scenarios, Per Zone Summary Takeoffs).

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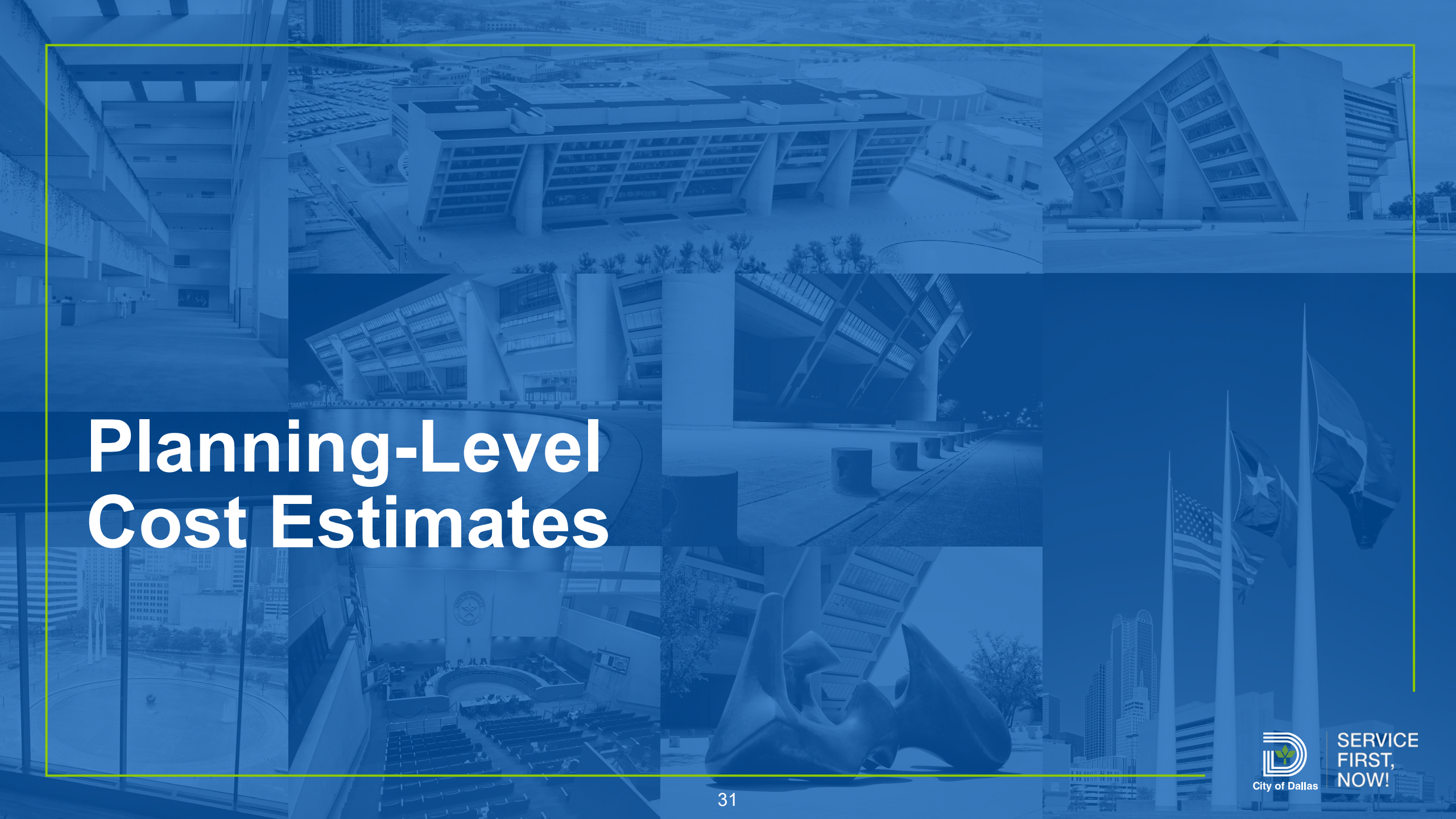

Planning-Level Cost Estimates

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The Bottom Line

Breakdown by the Numbers

SCENARIO A

~ 6.4 Years · Lower Cost

Highest Construction Efficiency

Total

$531.6M

SCENARIO B

~ 10.0 Years · Spread For Flexibility

Most Flexibility for Operations

Total

$556.8M

All-in Cost Per Building Gross Square Foot (GSF)	$690 /GSF	$722 /GSF
Renovation Phases	3 Phases	5 Phases
Peak Displacement (Owner-Provided Swing Space)	193,031 SF	132,601 SF

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Variables Built Into Our Costs

Escalation → 4.5%/ Year

Updated per ENR, THECB model & JLL;
applied to each phase midpoint.

Special Conditions: Off-Hours

86,000 USF Nights / Weekends / Holidays Only:
Allowance of ~$9 to $10M

Special Infrastructure Buildout

~9,000 SF Mission-Critical Buildout
~$8M Allowance

Existing Restrooms +20% Additional

Renovate 41 Restrooms
Add ~10 Additional Restrooms
ADA/TAS Upgrades

Mechanical

Cooling Towers Refurbished (Not Replaced);
Chillers In Phase 1.

Added Swing Space Area Estimates

Owner-furnished — SF by phase is provided,
no costs included in our estimates.

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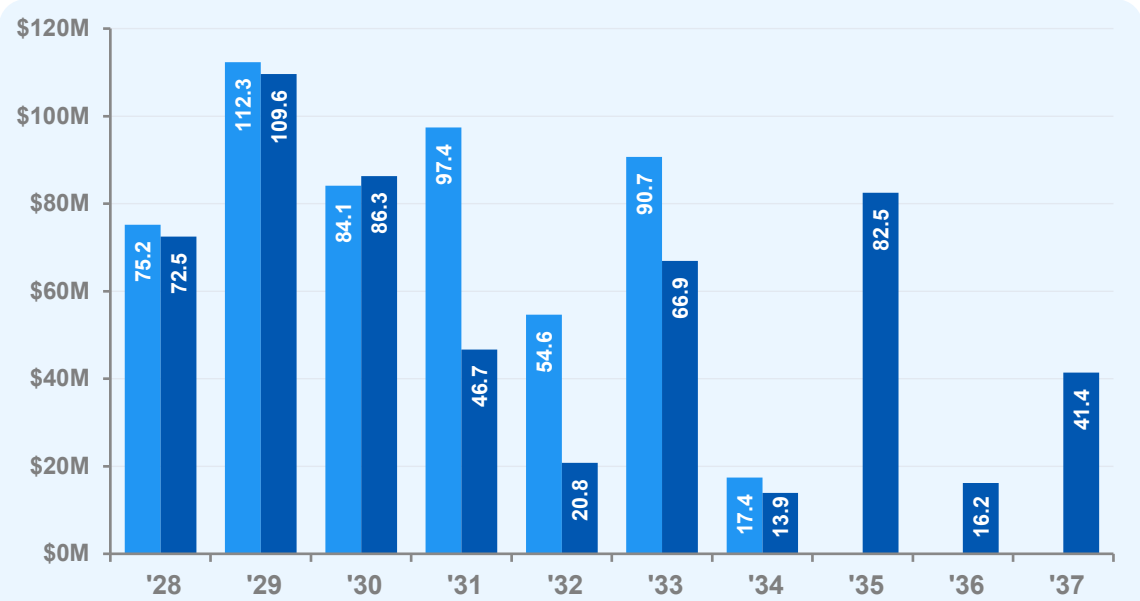
Cashflow Plan

Annual Draw & Cumulative S-Curve

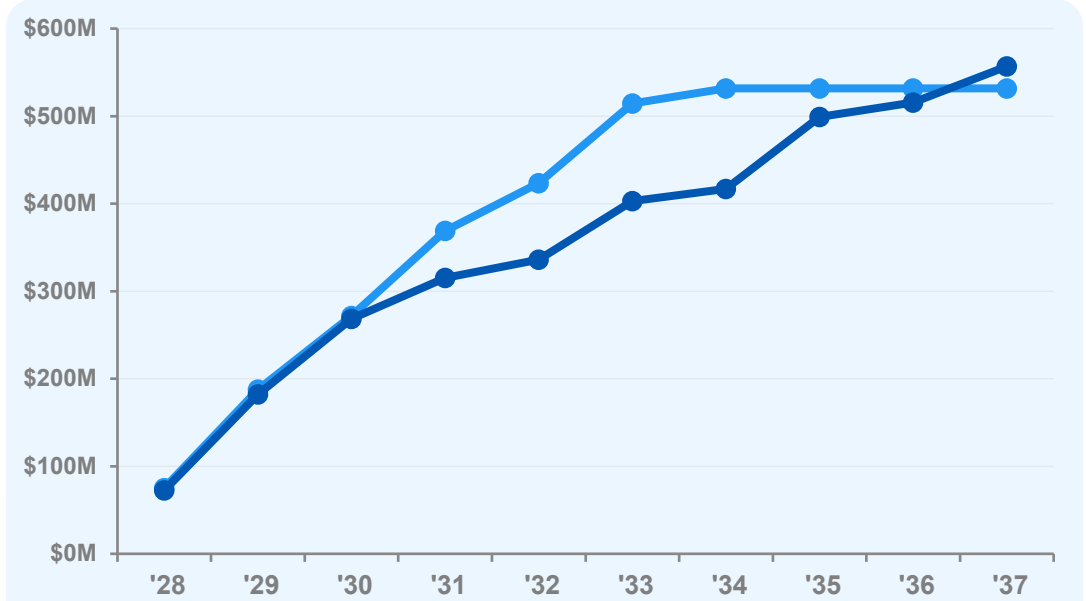
SCENARIO A

SCENARIO B

Annual Draw ($M)



Cumulative Draw ($M)



A Total Investment	$531.6M	B Total Investment	$556.8M

A Duration 6.4 Yr	Denser Draw	B Duration 10.0 Yr	Thinner Draw

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Summarizing Our Approach

We are assembling a future-ready Dallas City Hall by delivering an up-to-date base building (warm-lit-shell) that will provide a solid foundation for tomorrow's workplace.

While the interior design and finishes are left open for your vision, these estimates ensure essential systems like HVAC, lighting, fire suppression, and electrical distribution are renovated to support an updated, safe, flexible and effective work environment.

Proposed Phased City Hall Repair Program – Phase II

June 03, 2026

WM2 Company

FIDELIS

STRUCTURE TONE Southwest

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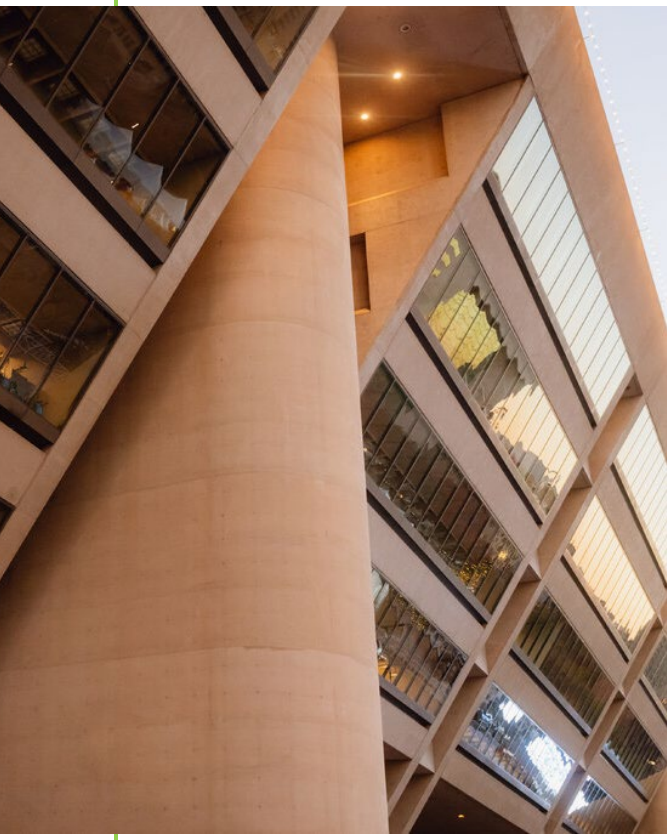
WM2 Company | Program Manager

Mr. Mundinger formed WM2 Company upon his retirement from Goldman Sachs, to provide consulting services for Goldman as well as future clients: Royal Bank of Canada, Lone Star Funds, Pioneer Natural Resources, City of Dallas and Singerman Company. **Notable activities include project development, construction oversight, and strategic review and execution.**

Mr. Mundinger joined Archon Group, a subsidiary of Goldman Sachs, in 1994 as a Senior Vice President. He served as the National Director of Development, Environmental, and Construction Services. In this capacity, he oversaw groups located in Los Angeles, Dallas, Boston, Chicago, and Washington D.C., along with providing development and oversight services for the firm internationally. These groups were responsible for direct development, due diligence and project oversight for both Archon and Goldman Sachs **related projects, including new development, reconstruction, and loan oversight and administration**.

The types of properties in the Goldman portfolio included: retail, industrial, office, hotel, multi-family, and condominiums. **These involved over 250 projects with dollar expenditures of over $5 billion.** Throughout his career, Mr. Mundinger has assisted or been directly responsible for new construction, renovation, and problem solving involving almost any issue in the development process.

Fidelis + Don Powell, FAIA | Architecture & Engineering



Fidelis Realty Partners, Ltd. (FRP), is a **full-service real estate development and property management firm** specializing in corporate build-to-suit, medical office, industrial, mixed-use retail and aerospace projects totaling more than 20 million square feet.

Don Powell serves as Executive Vice President of Architecture & Planning at FRP. Prior to joining Fidelis in 2024, Don was a founding partner and principal of BOKA Powell Architects, one of Dallas' most respected planning and design firms. Throughout his career, Powell has been **recognized for his ability to bridge architecture, engineering, construction, and ownership perspectives in evaluating major facilities and capital investments.**

Powell's experience includes **oversight of large multidisciplinary teams, selection and specification of highly technical building systems.** His portfolio includes the Omni Dallas Convention Center Hotel, CHRISTUS Health Headquarters in Las Colinas, the Westin Irving Convention Center Hotel, and NASA's Space Station Mission Control at Johnson Space Center Houston.

Structure Tone Southwest | General Contractor

Structure Tone Southwest is a full-service general contractor **serving the Texas and Dallas community for over 48 years**. Our strength and global reach is amplified by being a part of the STO Building Group (STOBG) family of builders.

The STOBG family is comprised of 14 builders spanning the U.S., Canada, U.K., Ireland, and the Netherlands with more than **5,700 employees, 54 offices, annual revenues exceeding $18 billion. ENR Third Largest Contractor in USA / #1 Corporate Interiors Company.**

We have a total **bonding capacity of $5 billion**, a strong safety rating, and internal resources to support economical procurement strategies, subject matter expertise, and integrated design and construction delivery models.

Structure Tone Southwest specializes in complex interior renovations, occupied retrofits, and MEP infrastructure upgrades, supported by 300+ Texas-based professionals, and a dedicated preconstruction team **focused on delivering projects with certainty of outcome**.

Project Focus and Objectives

- Conduct Collaborative Peer Review
- Review Reports and Information
- Develop Repair Strategy Focused on Needs and Safety

A Workable 10-Year Plan Prioritizing Operational Needs

Constructability Review

Limited Existing Documentation & Verification

Concealed Conditions Within Existing Structure

Hazardous Materials & Water Intrusion Risks

Code & Building Standards Upgrades

TAS (Texas Accessibility Standards) Upgrades

Temporary Services/Needs of Occupants

Scope Refinement

Planning and Phase Development

Phasing Considerations:

Maintain Continuous Operation / Swing Space

Prioritize Systems, Areas, & Scope

Coordinate Abatement, Containment, Demolition, & Temporary Systems

Determine Cost / Time Impact & Cash Flow

Investigative Demolition & Field Verification

Utility Shutdowns, Tie-ins, & Disruptive Activities

Risk Mitigation

Phasing Priorities:

Mechanical, HVAC, & Plumbing Infrastructure Replacement

Life Safety, Emergency Power, & Electrical Infrastructure

Hazardous Material Abatement & Investigative Demolition

Code, Regulatory, & TAS Triggers

Water Intrusion Mitigation, Building Envelope Dry-in, Parking Garage Waterproofing Repairs

Vertical Transportation & Operational Support Systems

Budgets

Key System Drivers:

Subcontractor Input

Electrical Systems - Scope For Operational System

HVAC Systems Scope

Plumbing Systems - Accessibility, Abatement & Infrastructure Replacement

Extent Of Plaza Repairs

Life Safety Upgrades & Repairs

Building Envelope Maintenance

Swing / Occupancy / Phasing

Escalation

Building Envelope System

Phase 1:

Resealing Existing Windows & Concrete Walls

New Roof, Coping & Insulation

Replacement Of Existing Exterior Doors

Plaza & Parking Garage Water Intrusion Repairs

Phase 1 Continued:

Resealing Reflecting Pool

Repairing Existing Expansion & Control Joints

Investigate / Repair Parking Garage Roof Underneath Plaza

Plaza Concrete Repair & Limited Replacement

Stacked Silo Approach

ADVANTAGES

Renovations within isolated construction zones

Improves containment

Simplifies phased turnover and occupancy management

Provides efficient vertical infrastructure replacement

CHALLENGES

Extensive temp separations and life safety coordination

Significant temporary utility infrastructure required

Swing occupancy coordination between departments / 70-100K SF

Requires detailed phasing and shutdown coordination

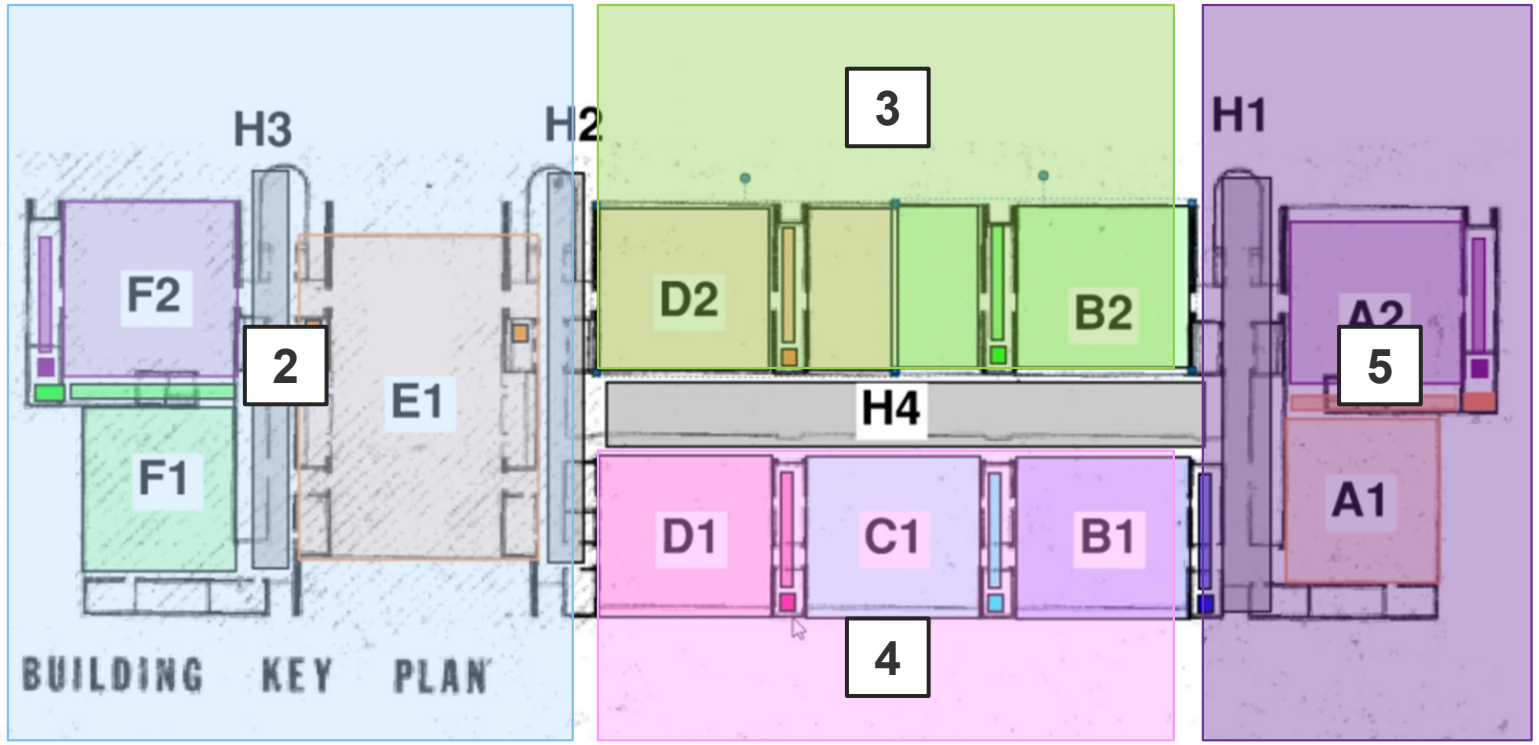
HVAC System

Key Elements:

Upgrading To DDC (Direct Digital Controls)

Replacement Of Outdated/Obsolete Equipment *Chillers, Air Handling Units, Distribution

- Phase 2: F1, F2, H3, E1
- Phase 3: D2, B2
- Phase 4: D1, C1, B1
- Phase 5: A2, A1



Note: Distribution drives phasing

Electrical System

Key Elements:

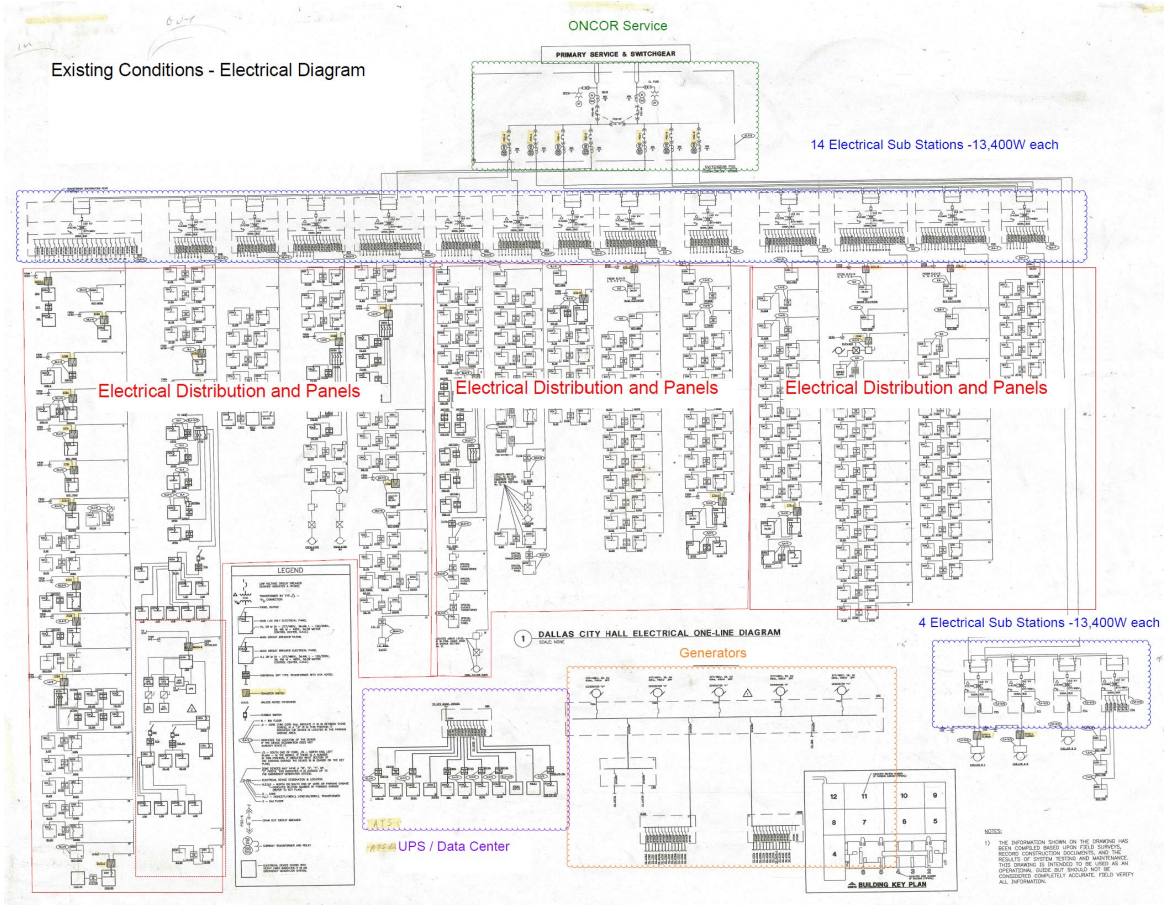
Switchgear Replacement

Generator Replacement

Distribution Panel Replacement

Transformer Replacement

Obsolete Electrical Equipment



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Plumbing \ Restroom Upgrades

Key Elements:

Texas Accessibility Standard Requirements

Replacement Of Damaged Or End Of Life Piping

Asbestos Coordination

Fire & Life Safety System

Key Elements: Code Trigger Issues

Fire Alarm Upgrades

Fire Suppression System For Office & Parking Garage

Smoke Evacuation Systems

Onsite Fire Command Center

City of Dallas

10-Year Phasing

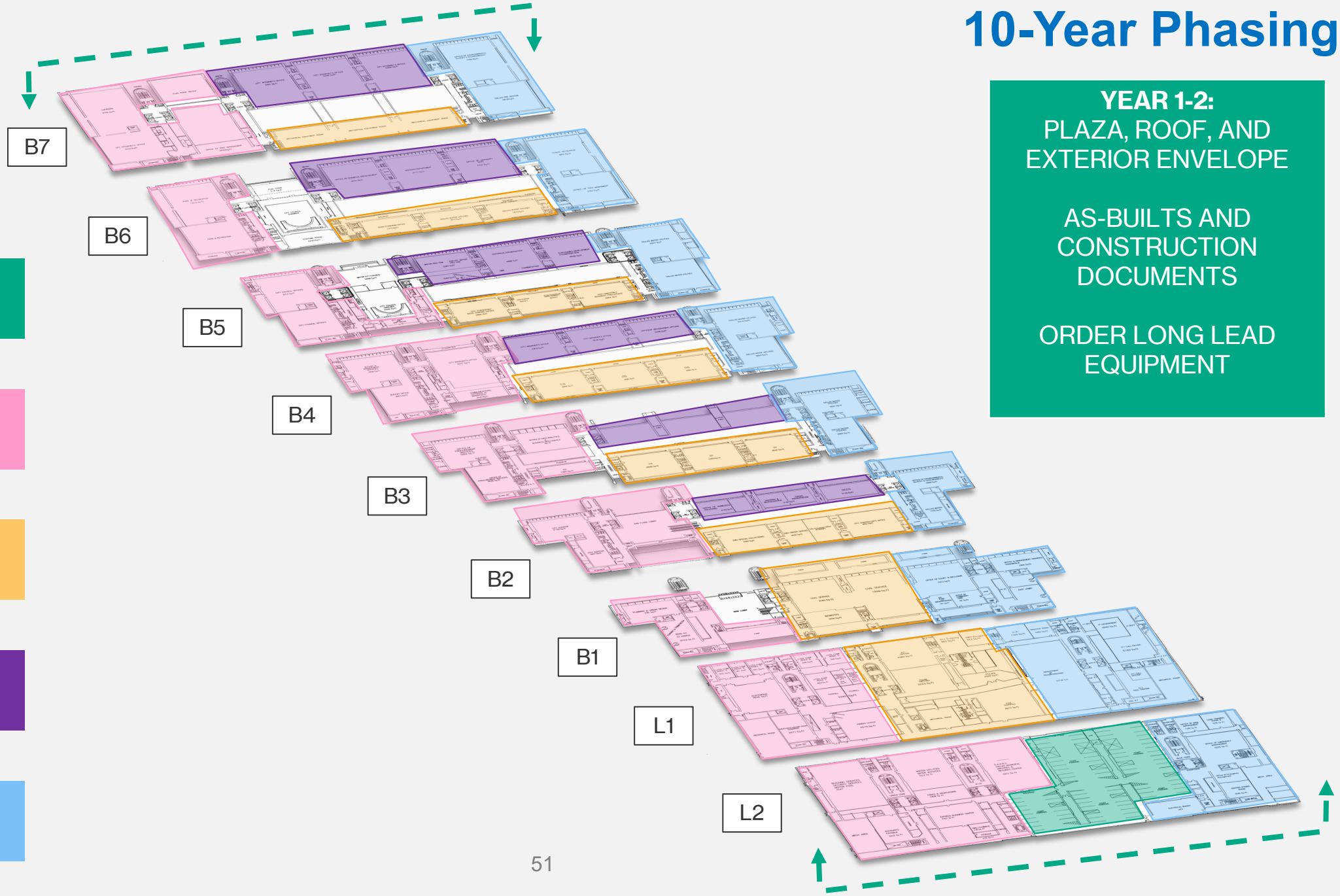
2028- 2029
Phase 1

2030-2031
Phase 2

2032-2033
Phase 3

2034-2035
Phase 4

2036-2037
Phase 5

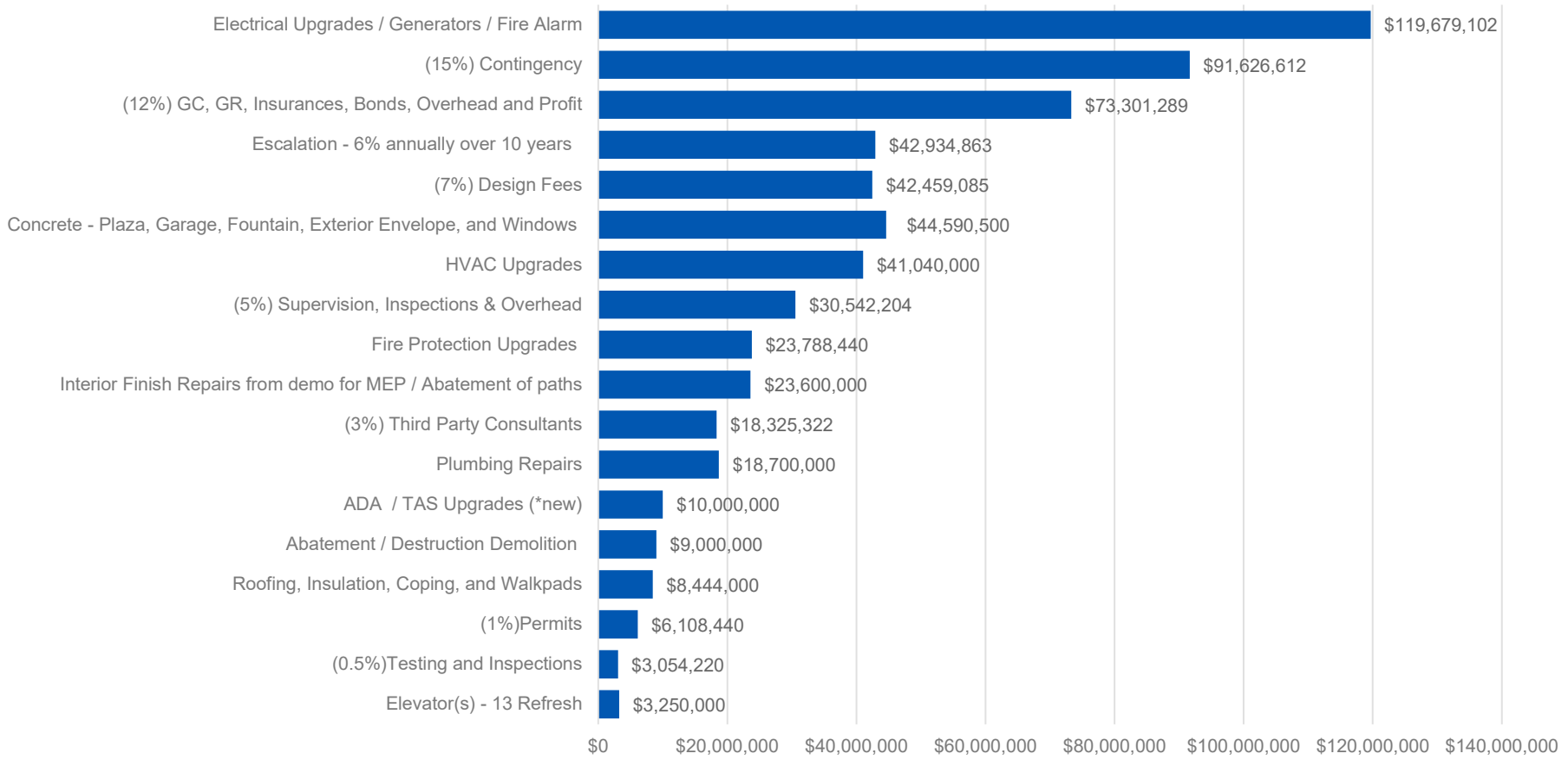


YEAR 1-2:
PLAZA, ROOF, AND EXTERIOR ENVELOPE

AS-BUILTS AND CONSTRUCTION DOCUMENTS

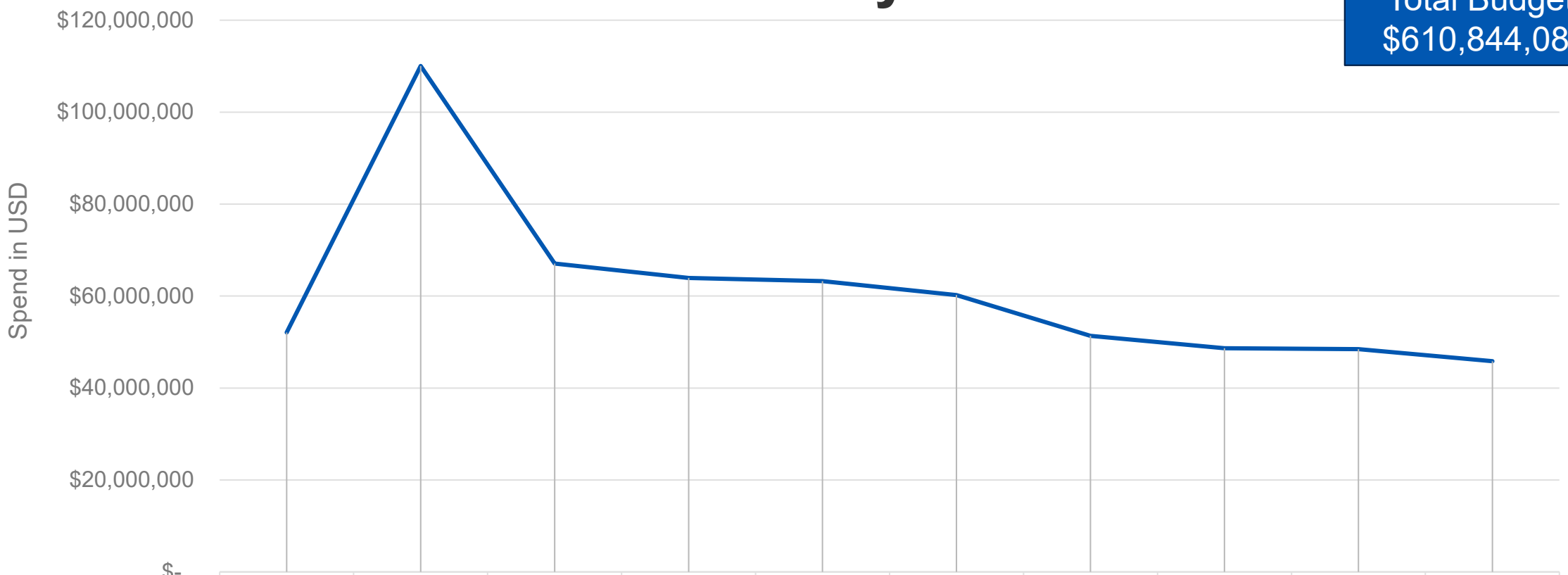
ORDER LONG LEAD EQUIPMENT

10-Year Planning-Level Budget By Category



10-Year Capital Cost Projection Annually
Cash Flow By Year

Total Budget: $610,844,080



	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Silo Approach	$52,098,904	$110,040,852	$67,057,344	$63,918,113	$63,242,525	$60,214,405	$51,343,957	$48,662,397	$48,431,151	$45,834,430

10-Year Cost Escalation Forecast

Building Component / System	2025–2026 Escalation	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Electrical Systems / Equipment	10–15%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%	5–7%
Mechanical Systems / Equipment	6–10%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%
Roofing Systems	5–8%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%
Drywall and Acoustical Systems	6–9%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%
Pre-action Fire Suppression System Design	7-11%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%	4-6%
Fire Alarm System / Releasing Panels	7–11%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%
Lighting Control Systems	5–8%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%
Exterior Sealants / Caulking	4–7%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%
Curtain Wall Systems	7–12%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%
Hollow Metal Frames & Doors	6–10%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%
Flooring (LVT / Carpet / Resinous)	4–8%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%
Painting & Coatings	4–7%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%	3–4%
Concrete	5–8%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%
Masonry	4–7%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%
Waterproofing Systems	5–8%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%
Elevators	7–12%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%	4–6%
Plumbing Fixtures	4–8%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%	3–5%

6% Average Increase

City of Dallas

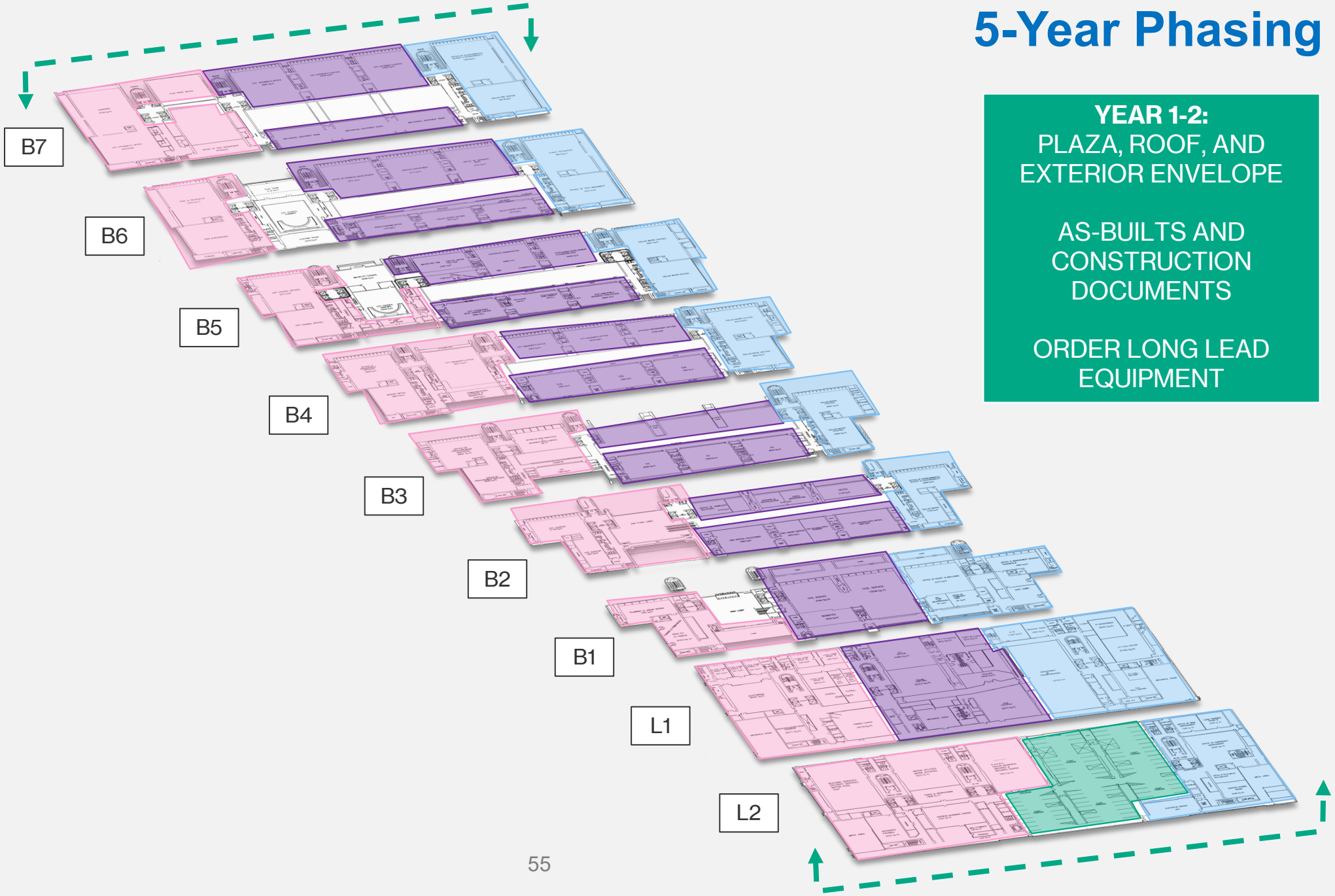
5-Year Phasing

2028 - 2029
Phase 1

2030
Phase 2

2031
Phase 3

2032
Phase 4

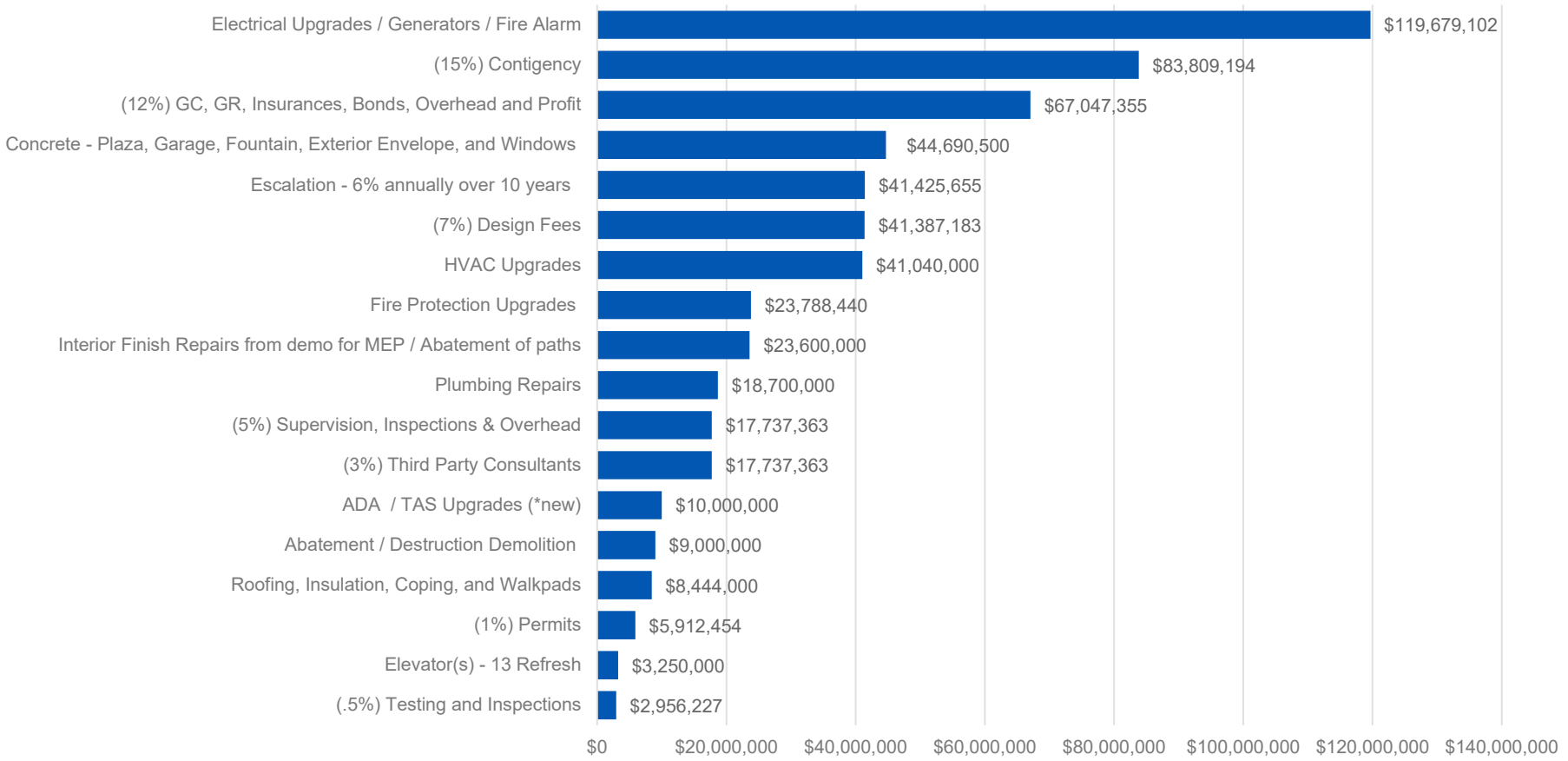


YEAR 1-2:
PLAZA, ROOF, AND EXTERIOR ENVELOPE

AS-BUILTS AND CONSTRUCTION DOCUMENTS

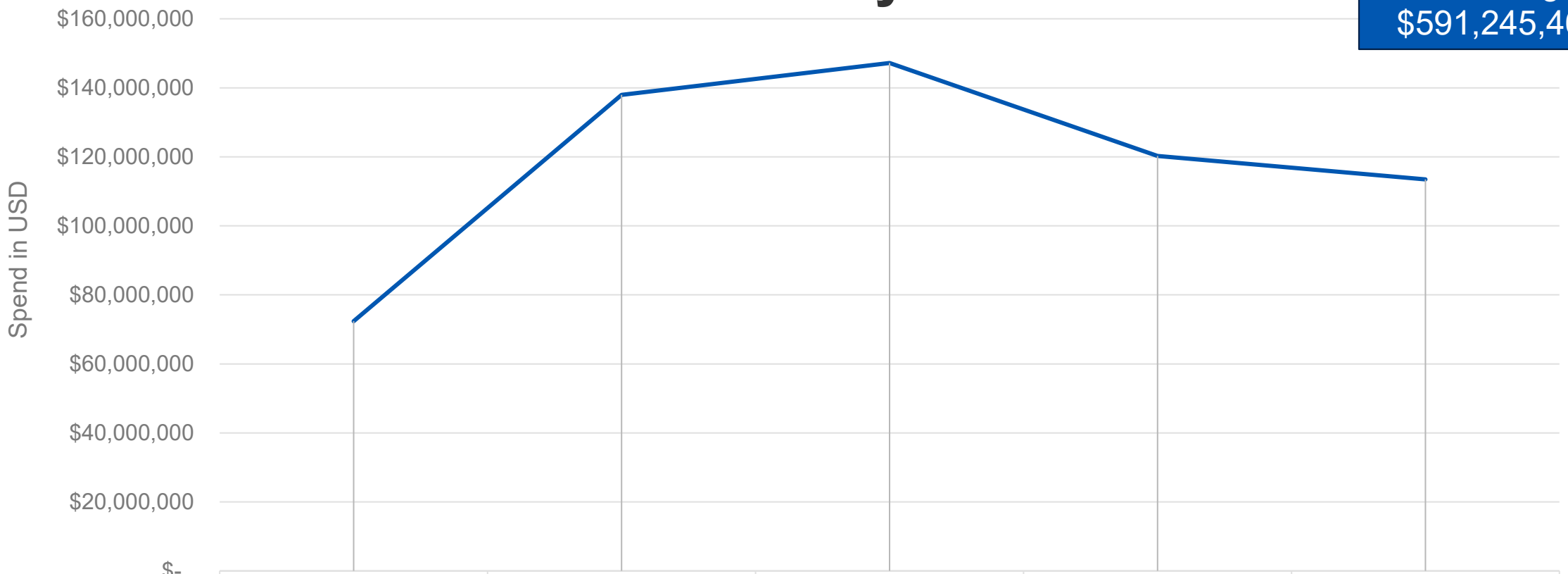
ORDER LONG LEAD EQUIPMENT

5-Year Planning-Level Budget By Category



5-Year Capital Cost Projection Annually
Cash Flow By Year

Total Budget: $591,245,461



	2028	2029	2030	2031	2032
Silo Approach	$72,367,759	$137,957,153	$147,192,229	$120,267,969	$113,460,348

Project Focus and Objectives

5-Year Option:
$591,245,461

10-Year Option:
$610,844,080

Estimates Summary

Estimates Summary

	Staff Estimate	AECOM FCA	Gresham Smith #1	Gresham Smith #2	WM2 #1	WM2 #2
Repair Estimate	$152M-$345M	$329.4M	$531.6M	$556.8M	$591.2M	$610.8M
ADA Upgrades	✓	X	✓	✓	✓	✓
Code Upgrades	X	X	✓	✓	✓	✓
Technology	X	X	X	X	X	X
Interiors	X	X	X	X	X	X
Swing Space	X	X	X	X	X	X
Operating	X	X	X	X	X	X
Interest Expense	X	X	X	X	X	X
Repair Schedule	N/A	5 Years Concurrent	6.4 Years Phased	10 Years Phased	5 Years Phased	10 Years Phased

Total Repair and Ownership Costs

Total Repair and Ownership Costs

Category		EDC	EDC	WM2 Option 1	WM2 Option 2	GS Option 1	GS Option 2	Comments	Source (2025/2026 Data)
		Realistic Budget	Low-Cost Budget	10 Yr Phased Plan	5 Yr Phased Plan	6.4 Yr Plan	10 Yr Phased Plan		
Corrective Repairs	Corrective Repairs	$329,000,000	$329,000,000	$610,844,000	$591,245,000	$531,000,000	$556,000,000	Includes Environmental Remediation	External Consultants
Modernization	ADA Compliance	$33,000,000	$33,000,000	$0* (Included in above)	$0* (Included in above)	$0* (Included in above)	$0* (Included in above)	Includes Environmental Remediation	External Consultants
Modernization	Interiors	$107,000,000	$54,000,000	$107,000,000	$107,000,000	$107,000,000	$107,000,000	$140 PSF – revise to modern ratio of offices to meeting spaces and refresh interiors after remediation & corrective repairs	CBRE – 2025 data - No escalations
Modernization	FF&E	$45,000,000	$20,000,000	$45,000,000	$45,000,000	$45,000,000	$45,000,000	$58 PSF	NTI & CBRE - 2025 - No escalations
Modernization	Technology	$31,000,000	$15,000,000	$31,000,000	$31,000,000	$31,000,000	$31,000,000	$40 PSF – In line with comps – Per NTI & CBRE	NTI & CBRE - 2025 - No escalations
Modernization	Soft Costs	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$26 PSF – In line with comps	CBRE
Modernization	Contingency	$28,000,000	$23,000,000	$10,000,000	$10,000,000	$10,000,000	$10,000,000	5% of Project Costs - Moderization only	Team
Subtotal Capital		**$593,000,000**	**$494,000,000**	**$823,844,000**	**$804,245,000**	**$744,000,000**	**$769,000,000**		

Total Repair and Ownership Costs – Continued

Category		EDC	EDC	WM2 Option 1	WM2 Option 2	GS Option 1	GS Option 2	Comments	Source (2025/2026 Data)
		Realistic Budget	Low-Cost Budget	10 Yr Phased Plan	5 Yr Phased Plan	6.4 Yr Plan	10 Yr Phased Plan		
Financing	Interest Expense	$360,000,000	$299,000,000	$498,000,000	$486,000,000	$450,000,000	$456,000,000	5% cost of capital - upfront borrowing, all payments completed during 20-yr window	City
Subtotal Capital + Interest		**$953,000,000**	**$793,000,000**	**$1,321,844,000**	**$1,290,245,000**	**$1,194,000,000**	**$1,225,000,000**		
Temp Lease	Swing Space	$112,000,000	$100,000,000	$39,417,481	$19,304,877	$41,265,959	$39,417,481	EDC – 5 yr – 500k RSF lease WM - 120k RSF - Duration Per Scenario GS - 225k RSF in Option 1; 120k RSF in Option 2	CBRE – Comps & Proposals from Market; Gross Lease including Free Parking
Temp Lease	Swing Space – Fit Out	$73,000,000	$13,000,000	$8,958,000	$13,758,000	$30,296,250	$8,958,000	EDC: No turn-key spaces exist at size Phased – Multiple CBD Location Suitable and Available	CBRE-Comps & Proposals from Market
Operating	Operating Expenses – 20 Years	$229,000,000	$229,000,000	$229,000,000	$229,000,000	$229,000,000	$229,000,000	Security, $1 psf reserve for maintenance, OpEx	CBRE/Market
Subtotal Non-Capital Cost		**$414,000,000**	**$342,000,000**	**$277,375,481**	**$262,062,877**	**$300,562,209**	**$277,375,481**		
Total Occupancy Cost - 20 Years		**$1,367,000,000**	**$1,135,000,000**	**$1,599,219,481**	**$1,552,307,877**	**$1,494,562,209**	**$1,502,375,481**	**20 Year Occupancy**	**Market Standard/Aligns with City Budgeting**

Questions

City of Dallas | SERVICE FIRST, NOW!

Proposed City Hall Repair Program: Phase II

City Council Briefing

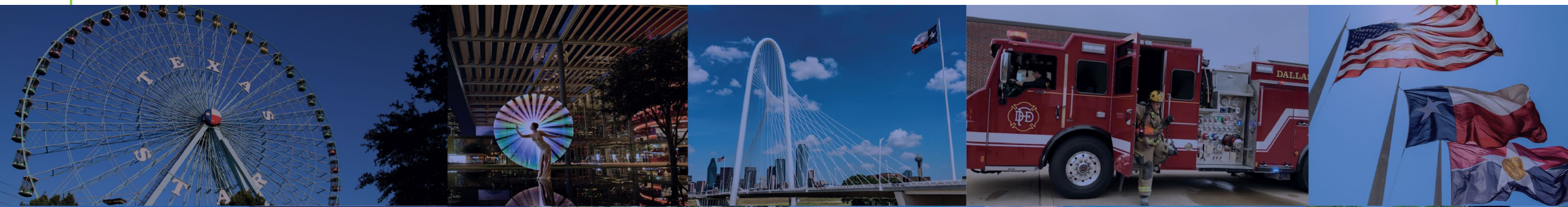
June 3, 2026

John Johnson
Chief of Real Estate
City Manager's Office

Lizzie Gerock
Senior Associate
Gresham Smith

Will Mundinger
President
WM2 Company

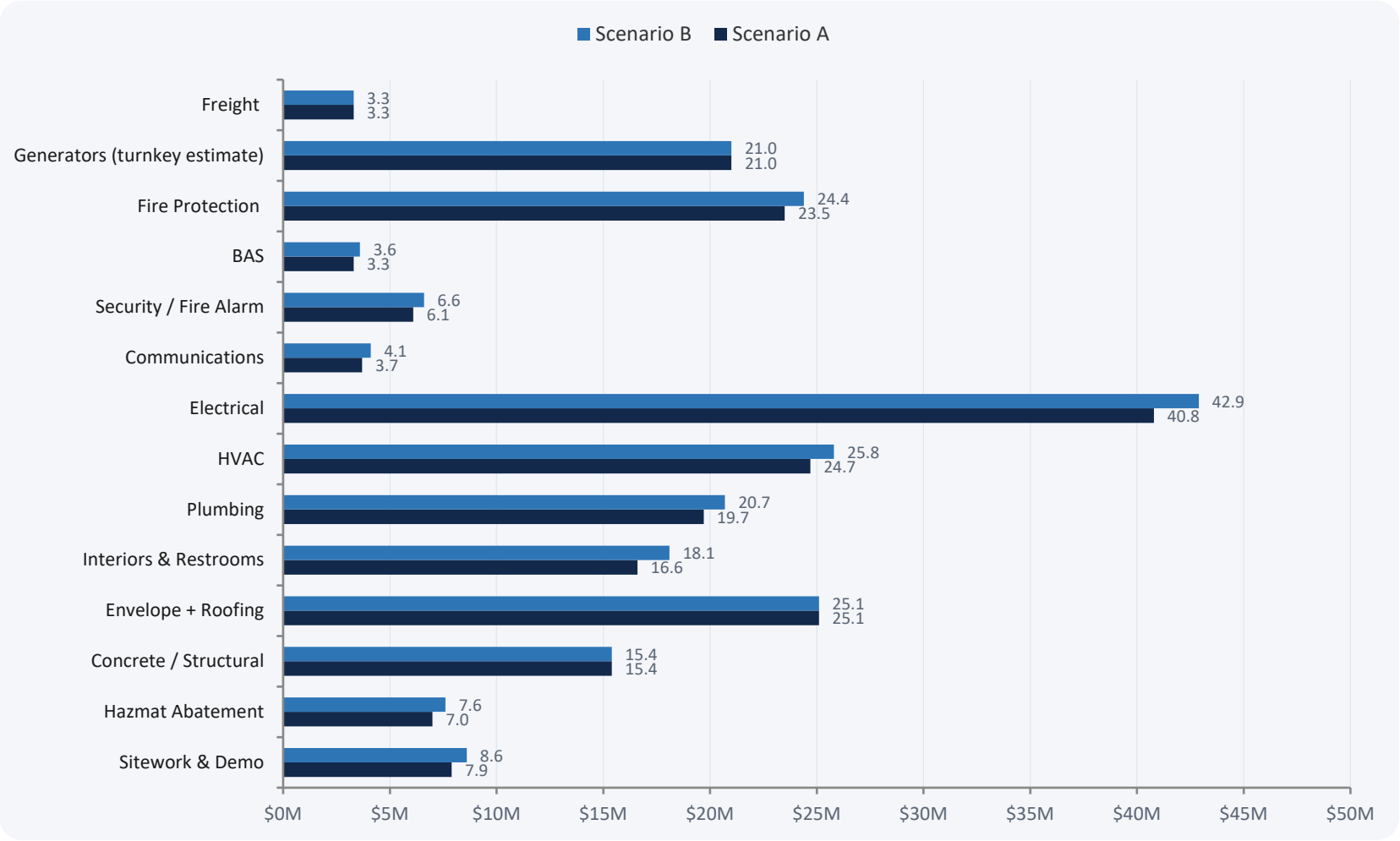
Peter Jansen
Executive Vice President
CBRE



Appendix

ATHENIAN GROUP

Estimate by trade (escalated direct $M) — Scenarios A vs B



Construction TPC (after markups)

A $531.6M · B $556.8M

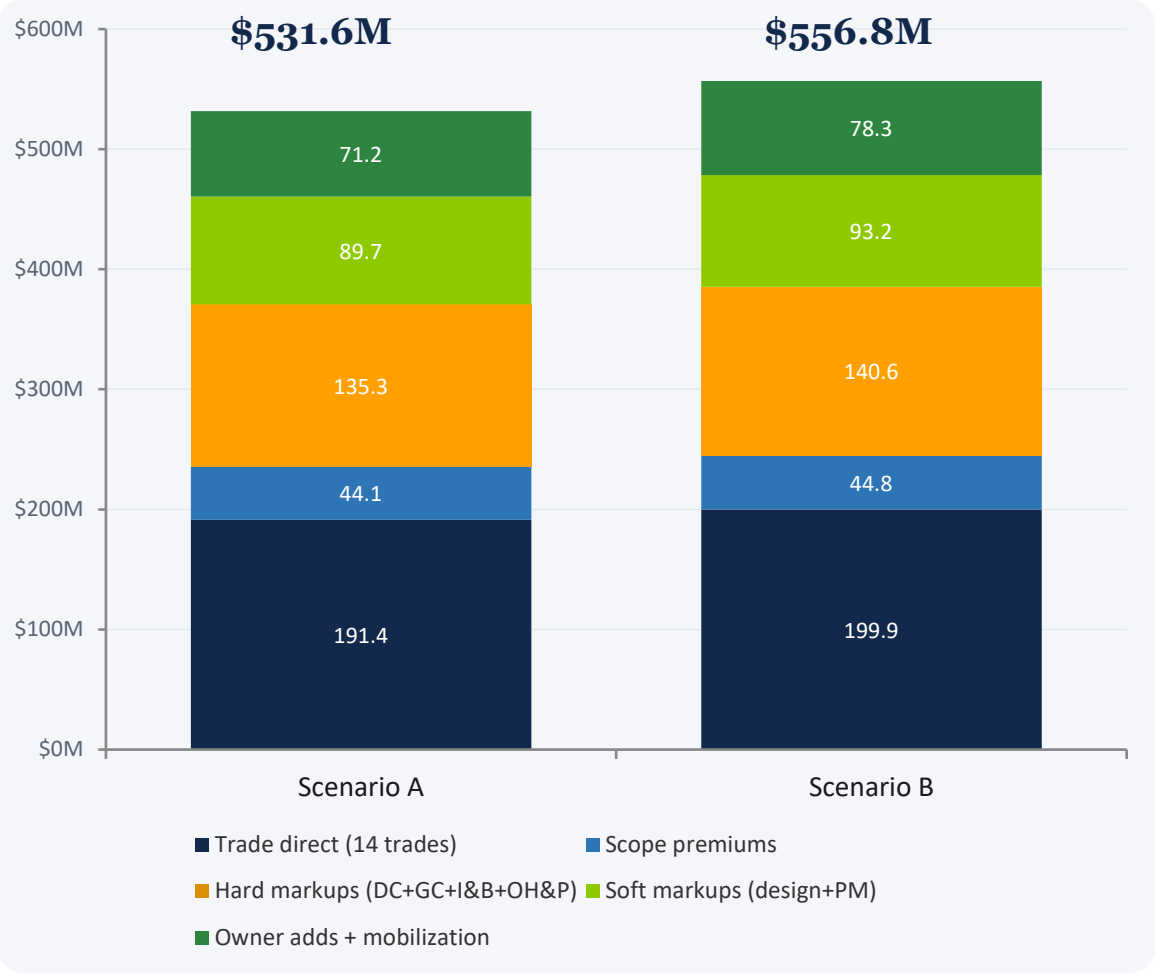
Every markup — design contingency, GC, OH&P, design fees, supervision, owner contingency, market reserve, are planning level estimates at this time until design scopes are finalized.

Dallas City Hall —
Multi-Year Repair Program · Class 4 planning estimate · 4.5%/yr escalation

City of Dallas SERVICE FIRST, NOW!

ATHENIAN GROUP

How the estimate stacks — from trade direct cost to total project cost



Cost build-up — both scenarios

Step	Scenario A	Scenario B
Trade direct (14 trades)	$191.4M	$199.9M
+ Scope premiums	$44.1M	$44.8M
= Adjusted direct cost	**$235.4M**	**$244.7M**
+ Markup waterfall	$225.0M	$233.9M
= Loaded subtotal	**$460.4M**	**$478.6M**
+ Owner contingency 10%	$46.0M	$47.9M
+ Market reserve 5%	$23.0M	$23.9M
+ Phasing mobilization	$2.2M	$6.5M
CONSTRUCTION TPC	**$531.6M**	**$556.8M**

Dallas City Hall — Multi-Year Repair Program · Class 4 planning estimate

Standard fee schedule (DC 20%, GC 20%, I&B 1.25%, OH&P 8%, Design 15%, PM 8%, Owner cont. 10%, Market reserve 5%) applied uniformly.

City of Dallas SERVICE FIRST, NOW!

Glossary

Abatement The process of removing or reducing hazardous materials such as asbestos before construction can proceed.

Base Building The core structural and mechanical elements of a building without tenant-specific finishes.

Code Compliance Ensuring that building work meets all current legal and safety standards, including accessibility and fire safety codes.

Contingency is a budget set aside to cover unexpected costs or changes during the project. It acts as a financial buffer to manage risks like unforeseen damage, delays, or other surprises that can increase project expenses.

Deferred Maintenance Repairs and upkeep that have been postponed and are now overdue, often leading to more significant issues.

Distribution Systems refer to the network of pipes, ducts, wiring, and conduits that carry the mechanical, electrical, and plumbing services from the penthouse and other main equipment areas throughout the building zones and floors. This includes supplying heating/cooling air, electrical power, water, and waste management to offices, restrooms, and other building spaces.

Escalation refers to the increase in project costs over time due to factors like rising prices of materials, labor, or other expenses. An escalation rate per year is incorporated into cost estimates to account for expected price increases during the project timeline.

Fire Suppression System Systems installed in buildings to detect and extinguish fires, such as sprinklers and alarms.

Glossary

Gross Square Feet (GSF): The total area of a building measured to the exterior walls, including all spaces such as common areas, structural elements, and mechanical rooms.

Hard Costs The direct, physical expenses related to building the project. This includes labor, materials, equipment, and on-site construction activities.

HVAC (Heating, Ventilation, and Air Conditioning) Systems that control the indoor climate, including heating, cooling, and air flow.

Inflation is the general increase in prices for goods and services in the economy, which reduces purchasing power. Escalation in construction budgets is often tied to inflation, as it causes costs to rise over time.

Market Reserve A percentage carried to protect the owner in the early planning process to ensure they have flexibility to accommodate year over year swings in labor or material cost changes driven by unforeseen events or supply chain issues that impact project costs.

Mission-Critical Buildout Specialized construction for areas that support essential services that cannot be interrupted.

Mobilization The activities required to prepare the site and workers before starting construction work.

Off-Hours Construction Activities scheduled outside of regular business hours to minimize disruption.

Rentable Square Feet (RSF): The usable square feet plus a proportionate share of the building's common areas; this is the amount a tenant pays rent on.

Glossary

Rough Order of Magnitude (ROM) This is a planning level cost to use to drive decisions and budget preparation. This is usually derived from estimates of known scope items at that time. It's not a final or exact number, but it helps planners decide if a project is possible or to compare different ideas before doing more detailed work. Consider this a ballpark cost for project construction price.

Soft Costs Indirect expenses not related to physical construction, such as design fees, permits, project management, legal fees, insurance, and financing costs.

Structural Perimeter Walls The external supporting walls of the building that form its shape and bear loads.

Swing Space Temporary space used to relocate building occupants during renovation phases.

Systems Penthouse Components refer to the major building equipment and mechanical rooms usually located on the roof or uppermost parts of the building. These include large mechanical, electrical, and plumbing (MEP) systems like emergency generators, cooling towers, boilers, chillers, pumps, and air handlers that serve the whole building. They are central hubs for these systems and handle primary operations, such as HVAC and power generation.

Tenant Renovation Interior finishing work done to suit the needs of the occupants after the base building work is complete.

Usable Square Feet (USF): The actual area within a tenant's space that can be used exclusively, excluding common areas like hallways, lobbies, and restrooms shared with others.

FAQ

What are the most critical repair needs and how do they impact building safety and operation? Key repairs include asbestos removal, water damage, corroded plumbing, façade leaks, structural fixes, and HVAC, electrical, and fire system upgrades—all essential for occupant safety and building function.

Are there any restrictions on use or access to public services during repairs? Critical services like 911, fire dispatch, city council meetings, and public access cannot be disrupted. Construction is planned to avoid interruptions, with limits on noisy work during council sessions.

How does the phased repair program prioritize safety and code compliance? The program covers costs to meet ADA, Texas Accessibility Standards, and current building and fire codes, addressing additional triggered work as needed.

What is the long-term outlook for building functionality and system upgrades? The plan updates core systems to provide a safe, flexible, and efficient work environment for the future.

What risks remain if repairs are delayed or not made? Delays risk worsening deterioration, asbestos hazards, system failures, and costly emergency repairs.

How are escalation, inflation, and contingency factored into budget estimates? Budgets include annual escalation plus contingency for special infrastructure, off-hours work, and restroom renovations to cover inflation and surprises.

FAQ

What is the distinction between the key presenters? The key presenters represent two separate and independent teams: [**Gresham Smith + team]** and **[WM2 + team]**. Each team has been tasked with developing two complete phased repair strategies, resulting in four total strategies. These strategies are independent of one another and are not intended to be complementary, coordinated, or combined. Rather, each team's work is being developed as a standalone approach to provide the City with distinct alternatives for consideration.

What exists on L3 beneath Dallas City Hall? L3 is an unoccupied crawl space beneath the building, it is excluded from the scope of this program.