

## Dallas City Hall



**"I want you to keep me and you out of the news."** Ron Kirk, Dallas Mayor

### Highest profile building in Dallas, Texas

Opened in 1978, the present Dallas City Hall is situated on an 11.8-acre site near downtown Dallas. The overall square footage is approximately one million, including over 374,000 square feet of usable office space. It had few floor-to-ceiling walls at its opening, using five, six, and seven-foot high partitions instead to create separate offices. The absence of walls allowed employees and visitors to have window views from all areas.

We installed a new coal-tar gravel built-up roof system including a newly designed tapered insulation system, custom stainless steel sheet metal flashing, installed fully adhered PVC single-ply roof system, modification to existing foam roof areas at clear story areas to terminate new PVC single-ply roof system, repaired existing foam roofs and applied a new urethane coating system. Installed protective walkway pads with a second layer of concrete pavers and new roof drains, drain lines and overflows. Install new backer rod and sealants with fall protection railing at skylights. The entire exterior of the building was cleaned and waterproof to improve the appearance and waterproofing.

### Raving Fans

*"I want to take this opportunity to acknowledge and commend you and your staff for your dedication to customer satisfaction, quality workmanship and your commitment to service on City of Dallas' roofing projects.*

*Your most recently completed re-roof project was on our Dallas City Hall. The job was quite complex and challenging, but through all the complexities it was completed with very few problems. Throughout the past fifteen years Castro Roofing of Texas, Inc., has completed numerous projects for the City of Dallas and because of that track record, you have developed a very good contractor/customer client relationship.*

*We look forward to continued success on City of Dallas projects in the future. Keep up the good work!*

**David Walker**, City of Dallas Department of Equipment and Building Services



**CASTRO ROOFING**  
EMPOWERING BUILDING OWNERS

### Our promise to you

We Promise to permanently stop your nightmare roof leaks, extend the life of your existing roofs, determine real storm damage to your facilities, empower you to make smart roofing decisions, and ultimately to reduce your stress and increase your happiness. We call it **Total Roof Health Solutions**.

### Client:

City of Dallas

### Challenge:

The existing coal tar roof had asbestos-containing materials (ACM) requiring more stringent requirements than NESHAP regulations. The building's exterior needed to be clean and waterproof while maintaining the City of Dallas water draining requirements. The BUR and Foam roof with multiple levels and sheet metal were all specified to be removed and replaced during the cloak of darkness.

The work had to be done at night due to the high profile of the building and citizen use. Interior access was not permitted, and access to the roof had to be done through the building's exterior.

If all this was not enough, we met Mayor Ron Kirk in the elevator, and he was very concerned with the reputation of the City of Dallas and didn't want the news reporting on problems related to the roofing project.

### Solution:

The asbestos was subcontracted and all work was scheduled to be done at night with special lights to maintain safety and quality. The cranes and equipment were moved from the site each morning to avoid normal building operations.

### Results:

The Fire Chief, two floors of attorneys and the city mayor, did not have a single complaint and the news media didn't report a single negative on a project that took five months to complete.

### Award Winner

ABC Outstanding Contract and Project NTRCA Gold Hammer

**Contract:** \$997,127

**Sq. Ft.** 100,000

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