



PROJECT PROFILE

Terminal Annex Federal Bldg

Dallas, Texas

Client:
General Services Administration
Dallas/Ft. Worth Service Center
Dallas, Texas

Approximate Construction Cost:
\$1,142,000.00

Year Completed:
February 2009

Services Provided:
Design, CA, & QAI Services

Contractor:
Cardinal Roofing
Dallas, Texas



The Federal Building Annex, also known as the Terminal Annex, was constructed in 1937 originally as a mail processing center. The white limestone and yellow brick Art Deco structure was designed by Lang and Witchell and is an important visual anchor on the southern edge of Dealey Plaza. The building now houses various military and federal agencies and is owned/managed by the General Services Administration.

The GSA retained the services of PCI to prepare specifications and drawings for replacement of the existing ballasted PVC single-ply membrane roof encompassing 37,500 square feet; assist with bidding; and provide construction support and quality assurance inspection. The scope of work consisted of removal of the existing roofing materials down to the concrete deck; application of a modified bitumen secondary roof on top of the deck; installation of tapered lightweight insulating concrete fill with encapsulated EPS board; and installation of a mechanically-attached base sheet and a two-ply modified bitumen membrane with a white-colored cap sheet. The scope of work also included the installation of new metal hat sections and pre-finished metal wall panels and pre-finished sheet metal coping on the parapet walls; application of elastomeric coating on penthouse rise walls; replacement of roof drain assemblies; and re-certification of the lightning protection system.

